#6344

Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

WARRANTY DEED

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $297,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **23rd** day of **May, 2014**

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul T No and Mira No	Ark-La-Tex Financial	172-05-0B-095.00-CO
(NAME)	(NAME)	
5829 Sterling Oaks Drive	5160 Tennyson Pkwy	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Plano, TX 75024	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Abimbola Oshin and Olubunmi Oshin**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Paul T No and Mira No, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Sterling Oaks, Phase II of record in Plat Book 11190, page 141, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Abimbola Oshin and wife, Olubunmi Oshin by Warranty Deed from Michael A. Panzarella, an unmarried man dated December 19, 2005, of record in Book 3784, page 805, and corrected to record Deed in Davidson County Instrument No. 20060130-0011409, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☑ property, known as 5829 Sterling Oaks Drive, Brentwood, TN 37027

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20140038717 DEEDWARR
Recvd: 06/03/14 11:32 2 pgs
Fees:13.00 Taxes:1098.90
20140603-0047792

Witness our hands this 23rd day of May, 2014

Abimbola Oshin

Olubunmi Oshin

STATE OF ~~TENNESSEE~~ (GA) Georgia
COUNTY OF ~~Davidson~~ (GA) Gwinnett

Personally appeared before me, the undersigned authority, **Abimbola Oshin and Olubunmi Oshin**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that ~~she/he~~/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 23rd day of May, 2014

Notary Public

My commission expires: Jan. 14, 2018

LEE J GAUTHREAUX
NOTARY PUBLIC
GWINNETT COUNTY, GA
MY COMM. EXPIRES
JANUARY 14, 2018