WARRANTY DEED

This instrument prepared by:
Christopher J. Thornton, P.C.
1661 Aaron Brenner Drive #301
Memphis, TN 38120
901-758-2580
Cartus File #2474591

Return to:

BILL GARRETT, Davidson County
Trans:T20140054282 DEEDWARR
Recvd: 07/28/14 11:04 2 pgs
Fees:13.00 Taxes:499.13

20140728-0066711

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value for this transfer, whichever is greater, is $134,900.00.

Affiant

Subscribed and sworn to me, this the 22nd day of July, 2014.

Notary Public

My commission expires: April 1, 2017

TERRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Property Address:	Property owner and mail tax bills to:	Parcel ID:
143 Nashboro Greens NASHVILLE, TN 37217	Freedom Mortgage Corporation 907 Pleasant Valley Avenue Mount Laurel, NJ 08054	135 11 0C 044.00

THIS INDENTURE is made effective the 22nd day of July, 2014, by **Abiola O. Ayediran and wife, Adedolapo E. Ayediran**, First Parties, for the purpose of conveying the premises described herein to Jacqueline D. Williams, an unmarried woman, Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

WITNESSETH:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

Land in Davidson County, Tennessee, being Unit No. 201 on the Plan of Nashboro Village - Tract 18, Phase Two; Horizontal Property Regime, Private Element Plat, as of record in Book 9700, Page 968, as amended in Instrument 20010423-0039877, Register's Office for said County, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Abiola O. and Adedolapo E. Ayediran, husband and wife by Warranty Deed from Jonathan R. Higdon, unmarried, and Jennifer R. Evans, unmarried, and Beverly Roxanne Evans, a married woman dated March 31,2011 of record in Instrument No. 20110405-0026107, Register's Office for Davidson County, Tennessee.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Subdivision restrictions, building lines, easements and other matters of record including, without limitation, the Plan of record in Book 9700, Page 968, as amended in Instrument 20010423-0039877, which shows an Owner's Certificate, certain notes, easements and setback lines; Declaration of taking to the USA for J. Percy Priest Dam in Book 4254, Page 410; Overhead Line Easement granted to Metro Nashville/Davidson County in Book 4815, Page 425; Quitclaim Deed to The Greens Homeowner's Association of record in Instrument 20021211-0152725; Storm Water Detention Agreement of record in Instrument No. 20010314-0024179; Anchor Easement to Metro Government of Nashville & Davidson County in Book 5563, Page 5; License to use Fitness Center & Swimming Pools in instrument No. 20020507-0056329; and Declaration of Covenants, Conditions and Restrictions contained in the Instrument of record in Book 4827, Page 14, Book 11703, Page 581, Instrument No. 20000627-0063887 and in Instrument No. 20021211-0152723, all in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building setback lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

[CONTINUED ON FOLLOWING PAGE]

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 2014, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WHEREOF, *the said First Party have hereunder set their hand and seal effective the day and year first above written.*

Abiola O. Ayediran
Abiola O. Ayediran

Adedolapo E. Ayediran
Adedolapo E. Ayediran

STATE OF Virginia)
COUNTY OF Fairfax)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Abiola O. Ayediran**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Fairfax County, this the 13 day of June 13, 2014

NOTARY PUBLIC

My Commission Expires:
3/31/2018

SCOTT E. HICKMAN
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES MAR. 31, 2018
COMMISSION # 238497

STATE OF Tennessee)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Adedolapo E. Ayediran**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Davidson County, this the 7th day of Jun, 2014

NOTARY PUBLIC

DUANE T CRAIG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:
11/6/2017

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.