BILL GARRETT, Davidson County
Trans: T20140063181 DEEDWARR
Recvd: 08/26/14 12:33 2 pgs
Fees: 13.00 Taxes: 980.50
20140826-0077741

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(_____) Title No: 53749
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Florence A. Anderson 704 Candy Apple Cove Antioch, TN 37013	New Owner

TAX MAP-PARCEL NUMBERS: 182120A04800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $265,000.00 , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Kehinde O. Odigie and husband, Emwinseghe Odigie, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Florence A. Anderson hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 274 on the Plan of Apple Valley, Section Two, of record in Instrument No. 20031204-0174333, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kehinde O. Odigie and husband, Emwinseghe Odigie by Warranty Deed from Lifestyle Homebuilders, Inc., a Tennessee Corporation, dated May 19, 2006, recorded May 24, 2006 in Instrument No. 20060524-0060869, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Instrument No. 20031204-0174333, said Register's Office, to which plan reference is hereby made for a more complete description; The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20020724-008873, and Instrument No. 20031208-0175884, said Register's Office, and By-laws of record in Instrument No. 20020724-0088784 and Instrument No. 20091116-0105278, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 704 Candy Apple Cove, Antioch, Tennessee 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 19 day of August, 2014.

Kehinde Odigie
Kehinde O. Odigie

Emwinseghe Odigie
Emwinseghe Odigie

State of Indiana
County of Hendricks

On this 19th day of August, 2014 , before me the undersigned authority, personally appeared Kehinde O. Odigie Emwinseghe Odigie , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 9/13/2020

Notary

CASEY L DAVIS
Notary Public- Seal
State of Indiana
My Commission Expires Sep 13, 2020

Indiana
State of ~~TENNESSEE~~
County of Hendricks

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $265,000.00

K.O. Kehinde Odigie
~~Kehinde~~
Affiant

Sworn and subscribed before me this the 19th day of August, 2014

My Commission Expires: 9/13/2020

Notary Public

CASEY L DAVIS
Notary Public- Seal
State of Indiana
My Commission Expires Sep 13, 2020