WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/15/15 13:48 3 pgs
Fees:18.00 Taxes:980.50
20150115-0004342

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Rebecca Krieger
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12TH DAY OF JANUARY, 2015.

Laura Matthews
Notary Public

MY COMMISSION EXPIRES: 3-25-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Oghenerukevwe Odiete	Fifth Third Mortgage	161 13 0B 309.00
(NAME)	(NAME)	
309 Shady Creek Lane	5001 Kingsley Drive	
(ADDRESS)	(ADDRESS)	
Nashville TN 37211	Cincinnati, OH 45227	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Sixty-Five Thousand And No/100 Dollars ($265,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Barry Dabney and wife, Janice Dabney**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Oghenerukevwe Odiete, unmarried**, hereinafter called the Grantee, his 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 Unit No. 309 on the plan of Creekside, as shown on Exhibit "B" of the Master Deed of record in Instrument No. 20050204-0013611 as amended in Instrument No. 20050329-0034131 and Instrument No. 20050822-0100021, 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 Barry Dabney and wife, Janice Dabney, by Warranty Deed from Pulte Homes Tennessee, Limited Partnership, a Nevada Limited Partnership, dated May 12, 2006 and recorded May 16, 2006 as Instrument No. 20060516-0057059, 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.

This is improved property, known as 309 Shady Creek Lane, Nashville, TN 37211

File Number: FRN-142276

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, his/her/their heirs and assigns forever; and we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have 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 Grantee, his/her/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.

Witness our hands this 12th day of January, 2015.

Barry Dabney by Linda Post, Attorney-in-Fact

Janice Dabney by Linda Post, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Linda Post, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Barry Dabney, as his Attorney In Fact, under Power of Attorney bearing Instrument No. 20150115-0004340, Register's Office for Davidson County, Tennessee and who acknowledged the execution of the same to be the free act and deed of Linda Post, under said Power of Attorney.

Witness my hand and official seal at office in Franklin, Tennessee, this the 12th day of January, 2015.

Notary Public

My Commission Expires:

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Linda Post, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Janice Dabney, as ther Attorney In Fact, under Power of Attorney bearing Instrument No. 20150115-0004341, Register's Office for Davidson County, Tennessee and who acknowledged the execution of the same to be the free act and deed of Linda Post, under said Power of Attorney.

Witness my hand and official seal at office in Franklin, Tennessee, this the 12th day of January, 2015.

Notary Public

My Commission Expires:

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015

File Number: FRN-142276

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Connie Buchanan

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Shelly M Smith

Shelly M. Smith