Davidson County DEEDWARR
Recvd: 02/09/15 13:32 3 pgs
Fees:18.00 Taxes:268.25
20150209-0011890

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Blake T Osa-Oni
2517 Gardner Ln
Nashville, Tennessee 37207

SEND TAX BILL TO:
Owner

MORTGAGEE
Cash
N/A
,

MAP 059
GROUP 16 0
PARCEL 011.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Eric Sox, married** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Blake T Osa-Oni and wife, Brittany T Osa-Oni**, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Haynes Heights, Section II, as of record in Book 2331, pages 58 and 59, Register's Office for said County.

Said Lot Number 26 fronts 100 feet on the Easterly side of Gardner Lane and runs back 329.2 feet on the North line and 327.4 feet on the South line in a dead line in the rear, measuring 100 feet thereon.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

Being the same property conveyed to Eric Sox, married by deed from Creating Roads LLC dated December 15, 2014 and recorded in Instrument no. 20150205-0010905 said Register's Office.

Said property is transferred subject to the following matters:

This is improved property known as 2517 Gardner Ln, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Blake T Osa-Oni and wife, Brittany T Osa-Oni, their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind himself, its heirs and assigns, 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.

WITNESS our hands this the 6th day of February, 2015.

Eric Sox

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Eric Sox, married, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 6th day of February, 2015.

NOTARY PUBLIC

My Commission Expires: 3-3-15

JAMES C. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $72,500.00.

Blake T. & Tola T. Osla-Omi
AFFIANT

Subscribed and sworn to before me on this 6th day of February, 2015.

NOTARY PUBLIC

My Commission Expires: 3-3-15

JAMES C. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

CERTIFIED FOR REMOTE FILING:

I, Michael J. Mills, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Michael J. Mills, attorney at law

State of Tennessee:
County of Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael J. Mills, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the named person, and that he/she executed the foregoing instrument for the purposes therein contained.

Notary Public James C. Smith
My Commission Expires: March 3, 2015

