Return to: Bridgehouse Title

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150021261 DEEDWARR
Recvd: 03/24/15 09:40 2 pgs
Fees:13.00 Taxes:691.90
20150324-0025094

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $187,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of March, 2015

Notary Public

MY COMMISSION EXPIRES: 6-4-17 (AFFIX SEAL)

VALERIE L. KANE NOTARY PUBLIC TENNESSEE WILLIAMSON COUNTY My Comm. Expires 6-4-2017

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 390 Mallory Station Road, Suite 107, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Anne E. Lambert	Southeast Financial Credit Union	08701002600
(NAME)	(NAME)	
4537 Raccoon Trail	220 South Royal Oaks Blvd.	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Deji A. Ogundiya and wife, Titilola O. Ogundiya, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Anne E. Lambert and Terry A. Lambert, wife and husband**, hereinafter called the GRANTEE(S), their heirs and/or 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. 84, on the plan of New Hope Meadows, Phase II, of record in Plat Book 6900, Page 724, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Deji A. Ogundiya and wife, Titilope O. Ogundiya by Warranty Deed dated from Centex Real Estate Corporation of record in Book 8166, Page 988, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) All matters as set forth per Plat Book 6900, Page 724, (2) Declaration of Covenants, Conditions and Restrictions of record in Book 7557, Page 377, rerecorded of record in Book 7567, Page 103, supplemented of record in Book 7934, Page 796, and restated of record in Instrument 200301060001976, (3) By-Laws of record in Book 7557, Page 356, said By-Laws were amended of record in Book 7567, Page 106, and restated if record in Instrument 200301060001977, (4) Charter of record in Book 7525, Page 935, and (5) Quitclaim Deed to the Homeowner's Association of record in Instrument 200802270019161, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

File No.: 01291-11870
SMG TN Warranty Deed

This is improved ☑ property, known as 4537 Raccoon Trail, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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(S), their heirs and/or 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 20th day of March, 2015.

Deji A. Ogundiya

Titilola O. Ogundiya

State of Tennessee
County of Williamson

Personally appeared before me Deji A. Ogundiya and Titilola O. Ogundiya, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 20th day of March, 2015.

Notary Public
My Commission Expires: May 14, 2015

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
390 Mallory Station Road, Suite 107
Franklin, TN 37067