BILL GARRETT, Davidson County
Trans:T20150021850 DEEDWARR
Recvd: 03/25/15 14:14 2 pgs
Fees:13.00 Taxes:462.50
20150325-0025727

Prepared by:
Realty Title & Escrow Company, Inc.
1118 Nashville Highway, Suite 150
Columbia, TN 38401

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

10-1502-102513

STATE OF TENNESSEE
COUNTY OF MAURY
The actual consideration or value, whichever is greater, for this transfer is $125,000.00

Affiant

Subscribed and sworn to before me, this 24 day of March, 2015.

Notary Public
My commission expires:

Address of New Owner:	Send Tax Bills to:	Tax Information
Sandra Garrett 2514 Nashboro Blvd: Nashville TN 37217	New Owner	135-12-0-E-022.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Bukola Elegbeleye, unmarried woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Sandra Garrett and James Legett Garrett, wife and husband**, hereinafter called the Grantees, their successors 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. 281, on the Plan of Phase One, Nashboro Village at Fairway Pointe, Tract 21, of record in Book 4660, Page 159, and as shown on Exhibit "B" to the Amendment to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20031118-0168332, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bukola Elegbeleye, unmarried by deed from James F. Austin, dated June 14, 2006, recorded June 19, 2006, of record in Instrument No. 20060619-0072353, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2514 Nashboro Blvd., Nashville, TN 37217

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 20 day of March, 2015.

Bukola Elegbeleye

STATE OF TEXAS

COUNTY OF DALLAS.

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Bukola Elegbeleye, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Columbia, TN, this 20th day of March, 2015.

Mary E Allen
Notary Public

My Commission expires 4.21.2019

MARY E. ALLEN
MY COMMISSION EXPIRES
April 21, 2019