Return to: Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20150062205 DEEDWARR
Recvd: 07/29/15 10:31 3 pgs
Fees:18.00 Taxes:639.73
20150729-0074637

W & I Ref: (DKM) Title No.: 57665

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Bayo N. Adewoye Adeola M. Adewoye 7452 East Winchester Drive Antioch, TN 37013	Franklin American Mortgage Co. 501 Corporate Centre Dr. #400 Franklin, TN 37064

TAX MAP PARCEL NUMBERS: 151100A106.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$172,900.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ira J. Walker and Kim Price Walker, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Bayo N. Adewoye and Adeola M. Adewoye, husband and wife**, 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. 312 on the Plan of Villages of Long Hunter, Planned Unit Development, Phase 1, of record in Instrument No. 20010123-0006894, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ira J. Walker and Kim Price Walker, husband and wife, by Warranty Deed from Old South Properties, Inc., dated August 30, 2004, recorded September 3, 2004 in Instrument No. 20040903-0107056, Register's Office for Davidson County, Tennessee. Ira J. Walker and Ira Walker are one and the same person. Kim Price Walker and Kim Walker are one and the same person.

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

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record in Instrument No. 20010123-0006894, 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. 2001053`-0056382, amended in Instrument No. 20031111-0164945, and By-laws of record in Instrument No. 20041022-0127537, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This instrument is executed on behalf of Kim Price Walkeraka Kim Walker by Ira Walker pursuant to a Power of Attorney executed by her on the 13th day of July, 2015, of record in Instrument No. 20150729-0074636, Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as 7452 E Winchester Drive, Antioch, TN 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 27th day of July, 2015.

Ira J. Walker

Kim Price Walker aka Kim Walker, by Ira Walker, her Attorney-In-Fact

Ira Walker Her Attorney-In-Fact

State of Tennessee

County of Davidson

On this 27th day of July, 2015, before me the undersigned authority, personally appeared **Ira J. Walker**, 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.

Notary

My Commission Expires: 3/7/2017

DAVIDSON COUNTY, TENN. GREGORY POLLIN NOTARY PUBLIC AT LARGE

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Ira Walker** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Kim Price Walker**, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 27th day of July, 2015.

Notary

My Commission Expires: 3/7/2017

DAVIDSON COUNTY, TENN. GREGORY POLLIN NOTARY PUBLIC AT LARGE

State of Tennessee

County of ~~Davidson~~ Wilson NO

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $172,900.00.

Affiant

Sworn and subscribed before me this 27th day of July, 2015.

Notary

My Commission Expires: 3-27-18

MORGAN O'NEILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

EXHIBIT "A"

To
Warranty Deed

FROM: Ira J. Walker and Kim Price Walker

TO: Bayo N. Adewoye

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Ira Walker, Affiant

Sworn to and subscribed before me this 27th day of July, 2015.

Notary Public

My Commission Expires: 3/7/2017

GREGORY POLZIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.