WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150083588 DEEDWARR
Recvd: 10/01/15 11:12 2 pgs
Fees: 13.00 Taxes: 1443.00
20151001-0099821

WHITNEY LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of September, 2015

Notary Public

MY COMMISSION EXPIRES: 3/14/16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Adetokunbo Omishakin	Movement Mortgage, LLC	172-09-0-A-146.00 CO
(NAME)	(NAME)	
833 Banbury Way	841 Seahawk Circle	
(ADDRESS)	(ADDRESS)	
Brentwood TN 37027	Virginia Beach VA 23452	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Clyde Rolston and Allison Rolston, Husband and Wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Adetokunbo Omishakin and Julie Omishakin, Husband and Wife,** HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot No. 144 on the Final Plat of Section Four of Banbury Crossing, a Planned Unit Development, of record as Instrument Nos. 20000114-0004987, 20000114-0004988 and 20000114-0004989, in the Register's Office for Davidson County, Tennessee, to which said plat reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Clyde Rolston and Allison Rolston, husband and wife, by Warranty Deed from The Jones Company Custom Homes of Tennessee, Inc., a Tennessee corporation, dated January 15, 2002, of record in Instrument No. 20020208-0017550, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 833 Banbury Way, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2015, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 9700, page 549, Plat Instrument Nos. 20000114-0004987, 20000114-0004988 and 20000114-0004989; restrictions of record in Book 2438, page 460, Book 4148, page 75, Book 4148, page 196, Book 4148, page 247, Book 4148, page 254, Book 4148, page 261, Book 4148, page 264, Book 4148, page 292, Book 4693, page 691, Book 10369, page 48, Book 10962, page 516, Instrument No. 20030728-0105031 and Instrument No. 20051020-0126681; by-laws of record in Instrument No. 20020610-0070239; charter of record in Book 11187, page 575; stormwater agreement of record in Instrument No. 20000111-0004044; all of record in the Register's Office for Davidson County, Tennessee.

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 and assigns forever; and we do covenant with the said GRANTEES 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 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 29th day of September, 2015.

Clyde Rolston

Allison Rolston

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Clyde Rolston and Allison Rolston, 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 official seal at Franklin, Tennessee, this 29th day of September, 2015.

Notary Public
My Commission Expires: _____

File No.: 21696

