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# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160002903 DEEDWARR
Recvd: 01/12/16 12:24 2 pgs
Fees:13.00 Taxes:921.30
20160112-0003203

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of January, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/8/17

(AFFIX SEAL)

I. DYKE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Staso Zinda and Amber F. Zinda | Mortgage Research Center, LLC dba Veterans United Home Loans | 097-02-0A-179.00-CO |
| (NAME) | (NAME) | |
| 1229 Riverbirch Way | 1400 Veterans United Drive | |
| (ADDRESS) | (ADDRESS) | |
| Hermitage, TN 37076 | Columbia, MO 65203 | |
| (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, **Mayowa A. Obayomi and Oluwaseyi A. Obayomi, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Staso Zinda and Amber F. Zinda, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 179 on the Plan of Villages of Riverwood, Section One, Phase 2B, of record in Instrument No. 20120510-0040662, Register's Office for said County, to which plan and certificate reference is hereby made for a more complete and accurate description.

Instrument No. 20121025-0097720, filed for record 10/25/2012 Being the same property conveyed to Mayowa A. Obayomi and Oluwaseyi A. Obayomi, husband and wife, by deed from Beazer Home Corp, dated 10-25-2012,of record in book /page 20121025-0097721, said Register's Office Davidson County, TN.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 1229 Riverbirch Way, 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 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 8th day of January, 2016.

Mayowa A. Obayomi

Oluwaseyi A. Obayomi

State of Tennessee

County of WILSON

On this 7th day of January, 2016, before me, a Notary public in and for said County and State, personally appeared Mayowa Obayomi and Oluwaseyi Obayomi, individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument, and acknowledged that the same is said individual(s) free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

WITNESS my hand and seal this 8th day of January, 2016.

Notary Public S.NIXON PRESSLEY

My Commission Expires: 03/21/2017

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
S. Nixon Pressley
My Commission Expires
March 21, 2017
STATE OF TENNESSEE