WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160017627 DEEDWARR
Recvd: 03/03/16 12:44 2 pgs
Fees: 13.00 Taxes: 173.90
20160303-0020483

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $47,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26th day of February, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tom Muellenbach	"New Owners"	133-15-0A-020-00-CO
(NAME)	(NAME)	
320 Welch Road, Unit D6		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Modupe Joan Adebayo, a single woman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Tom Muellenbach and wife, Connie Mullenbach, 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 condominium located in Davidson County, Tennessee, being Unit No. D-6 of Pagoda Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Pagoda Condominiums of record in Book 6111, Page 22 as amended in Book 9445, Page 492, Book 10458, Page 936, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit A-2 to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

BEING the same property conveyed to Modupe Joan Adebayo, a single woman by Warranty Deed from Gonzalez and wife, Doris Gonzalez of record in Instrument No. 20130725-0077019 Register's Office for Davidson County, Tennessee, dated July 22, 2013 and recorded on July 25, 2013.

THIS conveyance is subject to any and zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 320 Welch Road, Unit D6, Nashville, TN 37211
(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 my hand this 26th day of February, 2016.

Modupe Joan Adebayo

STATE OF NEW JERSEY

COUNTY OF Bergen

On this 26th day of February, 2016, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Modupe Joan Adebayo**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:

3-24-~~2016~~ 2020

Notary Public

GRAZIANA NEVIN
Notary Public
State of New Jersey
My Commission Expires Mar 24, 2020