BILL GARRETT, Davidson County
Trans:T20160018924 DEEDWARR
Recvd: 03/08/16 12:35 3 pgs
Fees:18.00 Taxes:517.63
20160308-0022154

PREPARED BY ~~& RETURN TO:~~

1ST QUALITY TITLE, LLC
661 LONE OAK ROAD
MT. JULIET, TN 37122
Return to:

New Owner
Thawng K. Suan
1413 Cane Court
Nashville, TN 37217

Send Tax Bills To:
Thawng K. Suan
1413 Cane Court
Nashville, TN 37217

Perrie & Associates, LLC
2603 Elm Hill Parkway, Suite B
Nashville, TN 37214

WARRANTY DEED

FOR AND IN CONSIDERATION the sum of ONE DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, Israel Bamidele, Durable Specific Power of Attorney for Kayode Bamidele and Eunice Bamidele has this day bargained and sold and does hereby transfer and convey unto Thawng Khat Suan, a married man, their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, the state of Tennessee, and being described as follows, to-wit:

Described property located in Davidson County, Tennessee, to-wit:

Lot No. 29, on the Plan of Forest Cove, Phase 1, of record in Book 9700, Page 754 and 755, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Subject to Declaration of Covenants, Conditions and Restrictions of record in Book 8550, Page 755, as amended in Book 9029, Page 978: Book 11149, Page 641; Book 11313, Page 436; Book 11317, Page 737 and Book 11595, Page 877; Homeowners Association Charter of record in Book 11595, Page 877; any and all matters as shown on plat record in Plat Book 9700, Page 754 and 755, all of the Register's Office for Davidson County, Tennessee. Being the same property conveyed to Kayode Bamidele and wife, Eunice A. Bamidele, by QUITCLAIM DEED from Kayode Bamidele, dated January 25, 2012, recorded January 26, 2012, of record in Instrument No. 20120126-0007164, Register's Office for Davidson County, Tennessee.

Being the same property previously conveyed to Kayote Bamidele, unmarried, by CASH DEED FOR TENNESSEE, from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington D.C., dated December 1, 2011, recorded December 2, 2011, of record in Instrument No. 20111202-0094039, Register's Office for Davidson County, Tennessee.

Map/Parcel #: 149-12-0-B-015.00-CO

This is improved property known as: 1413 Cane Court, Nashville, TN 37217.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Thawng Khat Suan, a married man, their heirs and assigns, forever.

The undersigned covenants with the said Grantees that it is lawfully seized and possessed of said parcel of real estate and that it has a good right to convey the same and that it is unencumbered, except as otherwise herein set out, and except for the lien of the current years taxes.

The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to said real estate to the Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS THIS THE 26th day of February, 2016.

Israel Bamidele attorney in fact for Kayode Bamidele.
Israel Bamidele, Durable Specific Power of Attorney for Kayode Bamidele

Eunice Bamidele

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the state and county mentioned, personally appeared ~~Kayode Bamidele and~~ RE Eunice Bamidele with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the within named bargainor(s), executed the foregoing instrument for the purposes therein contained.

Witness my hand this 26th day of February, 2016.

YVONNE McCOY HELTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
MY COMMISSION EXPIRES 7-31-19

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $139,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 26th day of February, 2016.

NOTARY PUBLIC

My Commission Expires: 7-31-19

Map & Parcel No.: 149-12-0-B-015.00-CO

Name and address of new owner:
Send tax bills to:
Thawng Khat Suan
1413 Cane Court
Nashville, TN 37217

YVONNE McCOY HELTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Israel Bamidele, Durable Specific Power of Attorney for Kayode Bamidele to with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledges that he/she is the Durable Specific Power of Attorney for Kayode Bamidele of the maker or constituent of the maker, and in authorized by the maker of by constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand and official seal at Davidson County, Tennessee on this 26th day of February, 2016.

Notary Public

My Commission Expires: 07-31-19

