WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160029887 DEEDWARR
Recvd: 04/13/16 09:45 2 pgs
Fees: 13.00 Taxes: 703.00
20160413-0035290

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF April, 2015.

Notary Public

MY COMMISSION EXPIRES: 10-05-18

(AFFIX SEAL)

BEVERLY J. HEATHERLY
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Adeshola Adebiyi and Olajumoke Adebiyi	Peoples Home Equity	151090B04700CO
(NAME)	(NAME)	
5625 Dory Drive	150 N. Seven Oaks	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Knoxville, TN 37922	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, **Betty Cawthon, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Adeshola Adebiyi and Olajumoke Adebiyi, husband and wife, 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. 45 on the Plan of Phase 1-B, Lakeside Cove at Percy Priest, of record in Instrument No. 200501100003257, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Betty Cawthon, unmarried by deed dated November 22, 2005 from Centex Homes, a Nevada General Partnership of record in Instrument No. 20060110-0003897, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5625 Dory Drive, Antioch, TN 37013
(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/our hands this 5th day of April, 2015.

Betty Cawthon

State of Tennessee
County of Davidson

Personally appeared before me Betty Cawthon, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 5th day of April, 2016.

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Notary Public I. Dyke Tatum
My Commission Expires: May 08, 2017

File No.: 16-Adebiyi