Record + Send to

Fearnley Martin & McDonald
25 Century Blvd, Ste 402
Nashville, TN 37214

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $166,000.00

Affiant

Subscribed and sworn to before me, this 16th day of 2016.

Notary Public
My commission expires: 7-3-17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 05/20/16 12:12 2 pgs
Fees:13.00 Taxes:614.20
20160520-0050798

Address of New Owner:	Send Tax Bills to:	Tax Information
Cecily D. Nathaniel	New Owner	063-16-0C-055.00 CO
5208 Southfork Boulevard		
Old Hickory, TN 37138		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ashley Currie, n/k/a Ashley Lawal and husband, Kolade Lawal,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Cecily D. Nathaniel an unmarried woman,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 55 on the Plan of the Planned Unit Development (Private Elements), Phase One-Section Two, Hermitage Springs Estates, as shown by plat appearing of record as Exhibit A to Instrument No. 20031031-0160338, filed for record in Instrument No. 200107030070299, of the Register s Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said unit.

Being the same property conveyed to ASHLEY CURRIE, AN UNMARRIED WOMAN, by deed from R. J. YORK HOMES, LLC, of record in Instrument No. 20070201-0013581, dated January 31, 2007, said Register's Office.

The said Ashley Currie is now married and known as Ashley Lawal.

This property is improved property known as **5208 Southfork Boulevard, Old Hickory, TN, 37138.**

This conveyance is subject to the following: (1) General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 063-16-0C-055.00 CO; (2) Matters shown on the Plan of record in Instrument No. 20010703-0070299 and Instrument No. 20031031-0660338; (3) Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20001206-0120233, Instrument No. 20020130-0013464, Instrument No. 20031006-0147712, Instrument No. 20031031-0160338, Instrument No. 20060703-0078830 and Instrument No. 20060815-0100265; (4) By Laws of record in Instrument No. 20010712-0074536, as amended in Instrument No. 20030808-0113486; (5) Attorney s Certification for Hermitage Springs Estates Homeowners Association, Inc. of record in Instrument No. 20010717-0075891; (6) Storm Water Detention Agreement of record in Instrument No. 20041110-0135663; (7) Easement Deeds of record in Book 6267, pages 296 and 298; (8) Water Line Easement of record in Book 8007, pages 232, 237 and 240, Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 10644, pages 186, 190 and 194; (9) Rights to use water from spring referred to in Deeds of

717, Book 6036, page 281, Book 5826, page 95, Book 5826, page 100, Book 5826, page 105, Book 5916, page 722, and Book 6036, page 274; All of record in the said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 the 16th day of May, 2016.

Ashley Lawal

Ashley Lawal

Kolade Lawal

Kolade Lawal joins in this conveyance to convey any marital interest he has on the property.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ashley Lawal, f/k/a Ashley Currie and Kolade Lawal,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at this the 16th day of May, 2016.

Annette Belyea

Notary Public

My Commission expires: 9-19-18

FILE NO: 2016054440

Certificate of Authenticity

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

I, Ashlee D Page, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashlee D Page

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY