WARRANTY DEED

File #16329

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JULY, 2016.

Notary Public

MY COMMISSION EXPIRES: 5-10-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric Lorenzo Cox	New Owner	136-15-0B-004.00 CO
(NAME)	(NAME)	
3104 Anderson Rd., Unit 4	At Property Address	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, **Olubanke Babalola (F/K/A Olubanke Adetunji) and Olusola A. Babalola, wife and husband,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eric Lorenzo Cox a single man,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Unit 4, PHASE 1, HORIZONTAL PROPERTY REGIME (PRIVATE ELEMENT), SMITH SPRINGS TOWNHOMES, as shown on plat of record in Plat Book 11700, Page 42, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Olubanke Babalola, a married woman, formerly known as Olubanke Adetunji to Olusola A. Babalola, an undivided interest, as recorded on the 20th day of April, 2006 in Instrument No. 20060420-0045384 and Warranty Deed from Barbara A. Thomas, unmarried to Olubanke Abetunji, as recorded on the 20th day of July, 2005 in Instrument No. 20050720-0084266, in the Register's Office of Davidson County, Tennessee. Olubanke Abetunji, Olubanke Adetunii and Olubanke Babalola is the same person.

This conveyance is subject to the current year's property taxes which have been paid and prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

BILL GARRETT, Davidson County
Trans:T20160066936 DEEDWARR
Recvd: 08/03/16 13:49 2 pgs
Fees:13.00 Taxes:469.90
20160803-0080375

unimproved ☐
This is improved ☒ property, known as 3104 Anderson Rd., Unit 4, 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 hand this 26th day of July, 2016.

Olubanke Babalola by Chukwudinma Nuodu Attorney in fact

Olubanke Babalola
By: Chukwudinma Nuodu, her attorney in fact

Olusola Babalola by Chukwudinma Nuodu Attorney in fact

Olusola A. Babalola
By: Chukwudinma Nuodu, his attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of July, 2016, before me personally appeared Chukwudinma Nuodu, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Olubanke Babalola pursuant to a Specific Power of Attorney dated 6/20/2016 and filed of record simultaneously herewith, in the Register's for Williamson County, Tennessee, and further acknowledged that he executed the same as the free act and deed of Olubanke Babalola, as her attorney in fact.

Witness my hand and seal this 26th day of July, 2016.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of July, 2016, before me personally appeared Chukwudinma Nuodu, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Olusola A. Babalola pursuant to a Specific Power of Attorney dated 6/20/2016 and filed of record simultaneously herewith, in the Register's for Williamson County, Tennessee, and further acknowledged that he executed the same as the free act and deed of Olusola A. Babalola , as his attorney in fact.

Witness my hand and seal this 26th day of July, 2016.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

Notary Public

My Commission Expires:

RETURN RECORDED DOCUMENTS TO:

Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212