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 $166,500.00

Affiant

Subscribed and sworn to before me, this 19th day of September, 2016.

Notary Public
My commission expires: 9-19-18

ANNETTE SELVEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Davidson County DEEDWARR
Recvd: 09/23/16 14:43 3 pgs
Fees:18.00 Taxes:616.05
20160923-0100658

Address of New Owner:	Send Tax Bills to:	Tax Information
Felix Adetuntji	New Owner	097-04-0-004.00
6004 Port Anadarko Trail		
Hermitage, TN 37076		

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, **Trey Cain, Trustee of The Lake Parkway Trust,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Felix Adetuntji,** 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 Lot No. 28 on the Plan of Section One, Lake Park of record in Plat Book 4175, Page (s) 134 and 135, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Trey Cain, Trustee of The Lake Parkway Trust, from David J. Frye, a married man, by Warranty Deed and recorded on June 8, 2016 of record Instrument Number 20160608-0057828, Registers Office for Davidson County, Tennessee.

This property is improved property known as **6004 Port Anadarko Trail, Hermitage, TN, 37076.**

This conveyance is subject to the following; (1) Subject to all matters shown on the Plan of record in Plat Book 4175, Page (s) 134 and 135, Register's Office for Davidson County, Tennessee.

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 19th day of September, 2016.

The Lake Parkway Trust

By: _____
Trey Cain

Its: Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Trey Cain, Trustee of The Lake Parkway Trust** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust as such Trustee.

Witness my hand and official seal at this the 19th day of September, 2016.

_____
Notary Public

My Commission expires: 9-19-18

FILE NO: 2016094789

ANNETTE SELVEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON



Certificate of Authenticity

I, Jennifer Chandler-Cole 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.

Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler-Cole 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: 01-06-2020