WARRANTY DEED

File #2016-380

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2018

BILL GARRETT, Davidson County
Trans:T20170004653 DEEDWARR
Recvd: 01/18/17 10:13 2 pgs
Fees:13.00 Taxes:991.60
20170118-0005250

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $268,000.00.

Affiant

Subscribed and sworn to before me on January 13, 2017.

NOTARY PUBLIC
My Commission Expires:

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH LAW FIRM, PLLC
Robert C. Ashworth, Attorney at Law
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Chris Weston Laura C. Weston 2615 Live Oak Road Nashville, TN 37210	Iberiabank 106 Dover West Memphis AR. 72301	119-11-0-023.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **CLEMENT IGUOBADIA AND WIFE, PATIENCE IGUOBADIA F/K/A PATIENCE OJO**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **CHRIS WESTON AND LAURA C. WESTON, HUSBAND AND WIFE**, hereinafter called **"GRANTEES,"** 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. 48, as shown on the map entitled the Map of Mashburn Heights, of record in Book 1835, page 1, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 48 fronts 76 feet on the north side of Live Oak Road and runs back between lines 173.9 feet on the west line and 173.4 feet on the east line to a dead line, measuring 76 feet thereon.

Being the same property conveyed to CLEMENT IGUOBADIA AND WIFE, PATIENCE OJO, by deed from WILLIAM A. BURKE, BY AND THROUGH HIS LAWFUL ATTORNEY IN FACT, MARY LOU KANE, of record in Book 11028, page 329, dated June 30, 1998, said Register's Office. The said, Patience Ojo is one and the same person as Patience Iguobadia.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above

plan of record.

3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 2615 Live Oak Road, Nashville, TN 37210.

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their 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 our hands on January 13, 2017.

Grantor:

Clement Iguobadia

Grantor:

Patience Iguobadia f/k/a Patience Ojo

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **CLEMENT IGUOBADIA AND PATIENCE IGUOBADIA F/K/A PATIENCE OJO**, the within named bargainor, 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, at office, this 13th day of January, 2017.

Notary Public

My commission expires: 12/05/2020

HILLARY TORRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY