RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-46436

Bill Garrett Davidson County
Batch# 25022 **DEEDWARR**
11/13/2017 12:25:45 PM 2 pgs
Fees: $13.00 Taxes: $656.75

20171113-0116275

This instrument prepared by & return to: Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 9th day of November, 2017, by and between Staci M. Coleman, married, party of the first part, and Ajiri Ogbimi, a married man, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 9, on the Plan of Horizontal Property Regime, Private Element Plat, Nashboro Village - Tract 7, of record in Book 4660, Page 156, amended in Book 11700, Pages 49 and 50, Register's Office for said County, as established by Declaration of covenants, Conditions and Restrictions for Fairway Pointe homeowners Association, Inc., of recorded Book 11703, Page 520, amended recorded Instrument No. 200003160027171, as amended in recorded Instrument No. 200502220018813 and Instrument No. 200502220018814, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Staci M. Coleman by Warranty deed from Ryan A. Sickels and Jennifer Kay Sickels, husband and wife of record in Instrument No. 20041103-0132686 Register's Office for Davidson County, Tennessee, dated October 26, 2004 and recorded on November 03, 2004.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2018 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Plat Book 11700, Page 49 and 50 and restrictions of record in said Register's Office, Tennessee; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Staci M. Coleman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Staci M. Coleman, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 9th day of November, 2017.

Notary Public

My Commission Expires: 7-5-2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Ajiri Ogbimi

Tax Parcel No 135120B00900CO

Property Address: 2146 Nashboro Blvd
Nashville, TN 37217

MAIL TAX
BILLS TO: SAME

STATE OF TENNESSEE
COUNTY OF Williamson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $177,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 9th day of November, 2017.

Notary Public

My Commission Expires: May 22 2019

MICHELLE LEE REPPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY