Bill Garrett Davidson County
Batch# 90243 DEEDWARR
05/08/2018 03:23:30 PM 3 pgs
Fees: $18.00 Taxes: $573.50
20180508-0044192

This Instrument Prepared By:
Brentwood Title & Escrow, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
BW18192

Send Tax Bills To:
New Owner

New Owner is:
Olumide Anifowoshe
3116 Stoneybrook Circle
Antioch, TN 37013

MAP: 150-07-0
PARCEL: 073.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Barbara M. Woodke and husband, Michael H. Woodke**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Olumide Anifowoshe and Dumkele E. Anifowoshe**, hereinafter referred to as Grantee, their heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: 3116 Stoneybrook Circle, Antioch, TN 37013

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot Number 78, on the plan of Towne Village of the Country, Section One, of record in Plat Book 5200, at Page 55 and 56, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Barbara M. Woodke and husband, Michael H. Woodke, by Warranty Deed from John Robert Hill, Jr., dated 4/10/91 and recorded 4/16/91 in Book 8330, Page 584, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 7th day of May, 2018.

GRANTOR:

Barbara M. Woodke

Barbara M. Woodke

Michael H. Woodke

Michael H. Woodke

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Barbara M. Woodke and husband, Michael H. Woodke**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 7th day of May, 2018.

Margaret R. Means State of Tennessee Notary Public Davidson County My Commission Expires September 7, 2021

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF Sumner)

The actual consideration or value, whichever is greater, for this transfer is $155,000.00.

Affiant

SWORN TO and subscribed before me this 8th day of May, 2018.

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

NOTARY PUBLIC
My commission expires: OCT 2 0 2020

201805080044192

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

