Bill Garrett Davidson County
Batch# 122659 DEEDWARR
07/31/2018 12:05:30 PM 3 pgs
Fees: $18.00 Taxes: $749.25
20180731-0074626

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $202,500.00. Affiant Subscribed and sworn to before me, this the 30th day of July, 2018. Notary Public My commission expires: 1-26-19

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Bamidele S. Ayorinde	Franklin American Mtg.	
3100 Country Lawn Drive	6100 Tower Circle Ste 600	150-11-0-164.00
Antioch, TN 37013	Franklin, TN 37067	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JORDAN CHITWOOD, MARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BAMIDELE S. AYORINDE, A MARRIED MAN,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 224 on the Plan of Section Six-A, The Country, as of record in Book 5200, Page 667, Register's Office for Davidson County, Tennessee.

Said Lot No. 224 fronts 38.12 feet on the Southerly margin of Country Lawn Drive and extends back 126.25 feet on the Easterly line and 101.82 feet on the Westerly line to a broken line in the rear measuring 147.31 feet thereon.

Being the same property conveyed to Thomas C. Mayhew and wife, Ninfa Rivera Mayhew by Warranty deed from Timothy A. Hendricks and wife, Anna K. Hendricks, and Doug Meador and wife, Mary Meador of record in Instrument No. 20061208-0152108 Register's Office for Davidson County, Tennessee, dated November 29, 2006 and recorded on December 08, 2006.

Being the same property conveyed to Ninfa Sumrall, married by Quitclaim deed from Thomas C. Mayhew, divorced-not remarried, and Ninfa Sumrall formerly known as Ninfa Rivera Mayhew, divorced-remarried of record in Instrument No. 20160531-0054670 Register's Office for Davidson County, Tennessee, dated May 26, 2016 and recorded on May 31, 2016.

Being the same property conveyed to Jordan Chitwood, a single man by Warranty deed from Ninfa Sumrall, a married woman of record in Instrument No. 20160804-0081125 Register's Office for Davidson County, Tennessee, dated July 28, 2016 and recorded on August 04, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 3100 Country Lawn Drive, Antioch, TN 37013, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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, unless otherwise herein set out; 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.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of July, 2018.

Jordan Chitwood

Roger Cory Shane Swift, spouse of Jordan Chitwood, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Roger Chitwood

Roger Cory Shane Swift

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jordan Chitwood and Roger Cory Shane Swift, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of July, 2018.

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

