# WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$170,000.00~~ 168,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 2/25/19
(AFFIX SEAL)

Bill Garrett Davidson County
Batch# 127350 DEEDWARR
08/10/2018 08:45:30 AM 3 pgs
Fees: $18.00 Taxes: $622.71
20180810-0078971

**THIS INSTRUMENT WAS PREPARED BY**
Laura Perry, Homeland Title, LLC, 1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF18-070946

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Olumide Anifowoshe and Dumkele Anifowoshe | Wells Fargo Bank, NA | |
| 16016 (NAME) Flanders Ct ~~1118 Mary Evelyn Court~~ | (NAME) 2701 Wells Fargo Way | 150-02-0-244.00 |
| (ADDRESS) Franklin TN 37067 ~~Nashville, TN 37217~~ | (ADDRESS) Minneapolis, MN 55467 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Seventy Thousand And No/100 Dollars ($170,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, BRUCE FITZHUGH, UNMARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO OLUMIDE ANIFOWOSHE AND DUMKELE ANIFOWOSHE, HEREINAFTER CALLED THE GRANTEES, 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. 146A of the zone Lot Division of 143 thru 147 on the Plan of Section Two, Harbor Gate of record in Plat Book 6900, Page 296, 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 Bruce Fitzhugh, married by Warranty deed from Hugh Jones and wife, Deborah E. Jones of record in Instrument No. 20020614-0072669 Register's Office for Davidson County, Tennessee, dated June 13, 2002 and recorded on June 14, 2002.

Being the same property conveyed to Bruce Fitzhugh, unmarried by Quit Claim deed from Heather E. Fitzhugh of record in Instrument No. __20180810007897O__ Register's Office for Davidson County, Tennessee, dated August 9, 2018 and recorded on August ____, _____..

Tennessee, dated August 9, 2018 and recorded on August ____, _____..

unimproved ☐
This is improved ☒ property, known as 1118 Mary Evelyn Court, Nashville, TN 37217
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our 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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Bruce Fitzhugh, unmarried this 9th day of August, 2018.

Bruce Fitzhugh

STATE OF TENNESSEE
COUNTY OF MAURY

On this the 9th day of August, 2018, before me personally appeared Bruce Fitzhugh, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 9th day of August, 2018.

Notary Public

My Commission Expires: 10-12-19

(SEAL)

Jon Perry
State of Tennessee Notary Public
Williamson County

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY