ADDRESS NEW OWNERS and
SEND TAX BILLS:
ADETUNJI, FELIX

1004 Port Amadarko Trail
Hermitage, TN 37076

This instrument prepared by:
J. MIRANDA BELOTE
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

Karen Johnson Davidson County
Batch# 199516 DEEDWARR
02/27/2019 08:53:47 AM 2 pgs
Fees: $13.00 Taxes: $869.50

20190227-0017612

MAP PARCEL NUMBER: 04203009300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, JOHN PAGE and CAROL PAGE, husband and wite, hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to FELIX ADETUNJI, hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, described as follows:
BEING Lot 26 on the Plan of Castle Grove, Section II, plat of record in Book 2900, page 102, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.
Said Lot No. 26 fronts a total of 180.37 feet along the curve on the southerly side of Graycroft Court and runs back 178.44 feet on the westerly line and 277.4 feet on the easterly line to a dead line in the rear on which it measures 196.38 feet.

BEING the same property conveyed to John Page and Carol Page, husband and wife, by Warranty Deed from Ruthie S. Whitaker, dated August 15, 2014, Register's Office Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 100 Graycroft Court, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEES, their heirs, successors and assigns, forever.

FERGUSON & BELOTE
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

GRANTORS covenant with GRANTEES that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 25 day of February, 2019.

JOHN PAGE

CAROL PAGE

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, JOHN PAGE, and CAROL PAGE, the within named bargainors 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 25 day of February, 2019.

NOTARY PUBLIC

My Commission Expires: 4-19-21

J MIRANDA BELOTE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $235,000.00.

AFFIANT

Subscribed to and sworn before me, this the 25 day of February, 2019.

NOTARY PUBLIC

My Commission Expires: 4-19-21

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