(1)

This Instrument Prepared by and ~~Return to~~:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater is $368,200.00.

Affiant

Subscribed and sworn before me this the 13 day of March, 2019.

Notary Public
My commission expires: 6/1/2020

JASON R. JONES NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

Return to:
TRI STAR TITLE & ESCROW, LLC
1535 W NORTHFIELD BLVD, UNIT16
MURFREESBORO, TN 37129

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Tobore Gbomina 601 Sitting Mill Court Nashville, TN 37211	New owner	173-9-0A 141.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, KAYMAN SYKES, SINGLE, AND WILLIAM PANNELL, SINGLE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to TOBORE GBOMINA AND ALFRED GBOMINA, JR., WIFE AND HUSBAND, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

LAND IN DAVIDSON COUNTY, TN, BEING LOT NO. 215 ON THE PLAN OF SECTION ONE, LENOX VILLAGE II, OF RECORD IN INSTRUMENT# 20030106-0001756, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION THEREOF.

Being the same property conveyed to Kayman Sykes and William Pannell by deed from Fannie Mae a/k/a Federal National Mortgage Association dated 01/22/2018, of record in Instrument No. 20180409-0033132, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 601 Sitting Mill Court, Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Karen Johnson Davidson County
Batch# 208554 DEEDWARR
03/22/2019 09:01:29 AM 3 pgs
Fees: $18.00 Taxes: $1,362.34
20190322-0026084

Witness my hand this the 12th day of March, 2019.

William Pannell

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, William Pannell, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of March, 2019.

My commission expires: 9-6-22

Notary Public

BENJAMIN SEAMON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

948

Witness my hand this the 12 day of March, 2019.

Kayman Sykes

Kayman Sykes

STATE OF Pennsylvania
COUNTY OF Allegheny

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kayman Sykes, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12 day of March, 2019.

My commission expires:

Commonwealth of Pennsylvania - Notary Seal
Christine L. Fennell, Notary Public
Allegheny County
My commission expires October 17, 2021
Commission number 1048917
Member, Pennsylvania Association of Notaries

Christine L Fennell

Notary Public