Name and Address of New Owner:
Joseph Ajao
1044B 2nd Avenue South
Nashville, TN 37210

Send Tax Bills To:
Joseph Ajao
1044B 2nd Ave S.
Nashville TN 37210

Karen Johnson Davidson County
Batch# 245309 DEEDWARR
06/19/2019 10:11:48 AM 2 pgs
Fees: $13.00 Taxes: $1,535.50
20190619-0058955

This Instrument Prepared By:
Hyde Park Title & Escrow LLC
330 Robert Rose Drive
Murfreesboro, TN 37129

Map & Parcel No: 093-15-0-332

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 legal sufficiency of which are hereby irrevocably acknowledged, **Stanley G. Hopp**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Joseph Ajao, a married man** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit "B", for 1044 2nd Avenue South Townhomes, as established in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20170320-0027082, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Stanley Hopp by Olympus Development, LLC, by Warranty deed dated April 4, 2017, of record in Instrument No. 20170405-0033440.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20170320-0027082, Register's Office for Davidson County, Tennessee, Taxes and assessments for 2019 and subsequent years.

THIS IS IMPROVED PROPERTY KNOWN AS: 1044B 2nd Ave. South, Nashville, TN 37210

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 29th day of March, 2019.

Stanley G. Hopp (SEAL)
Stanley G. Hopp

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 29th day of March, 2019, before me personally appeared Stanley G. Hopp, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 29th day of March, 2019.

Andrew Mitchell
Notary Signature
My commission expires: 9/20/20

ANDREW MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $415,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
29th day of March, 2019.

Andrew Mitchell
Notary Public
My commission expires: 9/20/20
File No. 2019-63

ANDREW MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY