WARRANTY DEED	State of Tennessee County of Rutherford
Karen Johnson Davidson County Batch# 304126 DEEDWARR 10/22/2019 11:34:18 AM 2 pgs Fees: $13.00 Taxes: $961.63 20191022-0108165	The actual consideration or value, whichever is greater, for this transfer is **$259,900.00.** Affiant Subscribed and sworn to before me this the 18th day of October, 2019. Notary Public My commission expires: 4/22/23 (AFFIX SEAL)

CHRISTEN T. RABE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Atwood & Moore, Attorneys at Law
144 Uptown Square, Murfreesboro, TN 37129

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Olaoluwa Adeniyi		**062 02 08 252.00**
4644 Cather Court	same	
Nashville, TN 37214		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, I

Timothy J. Lewis,

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Olaoluwa Adeniyi, single woman,

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING all of Lot No. 169, ABBINGTON PARK, PHASE ONE, SECTION FIVE, according to survey and plat of same appearing of record in Instrument Number 20060113-0005368, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

BEING the same property conveyed to Timothy J. Lewis by quitclaim deed of record in Instrument Number 20160610-00590706 of the Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to the restrictive covenants of record in Instrument Number 20030213-0020075; to the Bylaws of record in Instrument Number 20030303-6027406; to the transmission line easement of record in Deed Book 1163, page 341; to the flowage easement of record in Deed Book 2242, page 513; to the stormwater detention agreement of record in Instrument Number 20030109-0004246; to the Charter of record in Instrument Number 20030303-0027405; to the quitclaim deed to HOA of record in Instrument Number 20060202-0012845; and, to any and all other matters as shown on plat of record in Instrument Number 20060113-0005368, of the Register's Office of Davidson County, Tennessee.

***I, Adam Lane Clark, spouse of Timothy J. Lewis, do hereby join in this conveyance to convey any and all marital interest I may have in and to said property.**

This is improved (X) Unimproved (____) property, known as **4644 Cather Court, Nashville, TN 37214**

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, her heirs and assigns forever. The GRANTORS covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEE, her 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.

Witness my/our hand(s) this 18th day of October, 2019.

Timothy J. Lewis

Adam Lane Clark

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Timothy J. Lewis and Adam Lane Clark with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, this **18th** day of **October, 2019.**

Notary Public

LORI T. SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My Commission Expires: 8/19/23