Box 13
#9700

WARRANTY DEED

THIS INSTRUMENT PREPARED BY Rick Piliponis, Music City Title & Escrow, LLC, 116 Third Avenue South, Nashville, TN 37201		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: Dieudonne Vilsaint 4820 Aaron Drive Antioch, TN 37013	SEND TAX BILLS TO: Greenpoint Mortgage Funding Inc. 3650 Mansell RD, Ste. 440 Alpharetta, GA 30022	MAP-PARCEL NUMBERS: 173-04-0-A; 238.00

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is acknowledged, I/we

MICHAEL BAGWELL and wife, JOYCE JOHNSON-BAGWELL

HEREINAFTER called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

DIEUDONNE VILSAINT and wife, EDITH VILSAINT

HEREINAFTER called the Grantee(s), 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. 367 on the Plan of Oak Highlands, Phase Two, a Planned Unit Development, as of record in Instrument no. 19991213-0302267, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Michael Bagwell and wife, Joyce Johnson-Bagwell, by deed from Yazdian Construction, Inc., a Tennessee Corporation, of record in as Instrument No. 20001010-0100610, Register's Office for Davidson County, Tennessee.

This is improved ☒ property known as **4820 Aaron Drive, Antioch, TN 37013**

unimproved ☐

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 it does covenant with the said **GRANTEES**, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said **GRANTEES**, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS this the 20th day of April, 2005.

Davidson County DEEDWARR
Recvd: 04/22/05 14:33 2 pgs
Fees:13.00 Taxes:684.50
20050422-0045228

Michael O Bagwell
MICHAEL BAGWELL

JOYCE JOHNSON-BAGWELL

STATE OF Tennessee
COUNTY OF Davidson

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **MICHAEL BAGWELL and wife, JOYCE JOHNSON-BAGWELL,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument with the full power and authority as Trustee, personally appeared before me and acknowledged under oath that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 20th day of April, 2005.

NOTARY PUBLIC

RICK PILIPONIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 10-19-08

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is [redacted] which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

*$185,000.00

AFFIANT

Sworn to and subscribed to before me this 20 day of April, 2005.

NOTARY PUBLIC

My Commission Expires: 5/28/09

SETH TARPLETT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 23, 2009