THIS INSTRUMENT PREPARED BY:

Resource Title Agency of TN
3921-B Gallatin Rd.
Nashville, TN 37216
615-782-8115

Address New Owner(s)
Nakia Y. Shull, Unmarried
242 Nesbit Lane
Nashville, TN 37216

Send Tax Bills To:
Fifth Third Mortgage
5050 Kingsley Drive
Cincinnati, OH 45263

Map & Parcel Nos.:
042-08-0-079.00

Davidson County DEEDWARR
Recvd: 08/17/07 15:05 2 pgs
Fees:13.00 Taxes:373.33
20070817-0098759

WARRANTY DEED

THIS INDENTURE, made and entered into this 15th **day of** August, 20 07, by and between **Philip Wieserman Jr. and Cecilia Wieserman, Husband and wife**, party of the first part, and **Nakia Y. Shull, Unmarried**, party of the second part,

WITNESSETH: That for and in consideration of **ONE HUNDRED THOUSAND NINE HUNDRED AND 00/100 DOLLARS ($100,900.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Madison, County of Davidson, State of Tennessee:

Real estate located in Davidson County, Tennessee, described as follows:

Being Lot No. 55-A, Zone Lot Division of Lot Numbers 1 through 10, 15 through 24, and 51 through 60, Heritage Place, of record in Book 5200, Page 628 and as amended in Book 6250, Page 632, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate Legal description.

Being the same property conveyed to Terry Ray Fults and wife, Patricia Jean Fults by Cash Deed for Tennessee from Jack F. Kemp, Secretary of Housing and Urban Development of Washington, D.C. dated March 15, 1990 and recorded March 28, 1990 in Book 8074, Page 838, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Household Financial Center by Substitute Trustee's Deed from Priority Trustee Services of TN, L.L.C., as Substitute Trustee, dated January 19, 2006 and recorded February 7, 2006 in Instrument Number 20060207-0015143, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Philip Wieserman Jr. and Cecilia Wieserman, husband and wife, by Special Warranty Deed from Household Financial Center dated August 21, 2006 and recorded October 26, 2006 in Instrument Number 20061026-0132741, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

FILE BOX 45

WITNESS the signature of the said party of the first part the day and year first above written.

Philip Wieserman Jr.

Philip Wieserman Jr.

Cecilia Wieserman

Cecilia Wieserman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Philip Wieserman Jr. and Cecilia Wieserman, Husband and wife** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 15th **day of** August, 2017

MITZI DOLE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires: _____

My Commission Expires MAR. 22, 2021

Notary Public

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$100,900.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this 15th **day of** August, 2017

MITZI DOLE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 22, 2021

PROPERTY ADDRESS:
242 Nesbitt Lane
Madison, TN 37115