Davidson County	DEEDWARR
Recvd: 11/07/13 12:51	4 pgs
Fees:22.00 Taxes:0.00	
20131107-0115675	

This Instrument prepared by:

Gregory T. Taylor, Esq. – Tennessee Bar No. - BPR # 30993
306-B South 12th Street, P.O. Box 505, Murray, KY 42071
Deeds on Demand, PC, 5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462

Return to: ServiceLink 4000 Industrial Blvd., Aliquippa, PA 15001 27560066

Name and Address of New Owner	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Mr. and Mrs. Jeffrey S. Siekpe	Jeffrey S. Siekpe	155 16 0A 328.00
1505 Bellafonte Court,	1505 Bella fonte Court	
Nashville, TN 37221	Nashville TN 37221	

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of all of which is hereby acknowledged, JEFFREY S. SIEKPE and JANET TIZAA formerly known as JANET SIEKPE, husband and wife, hereinafter referred to as "Grantor", has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto JEFFREY S. SIEKPE and JANET TIZAA, husband and wife, hereinafter referred to as "Grantee", whose mailing address is 1505 Bellafonte Court, Nashville, TN 37221, their heirs and assigns forever, the following property being situated and located in the County of Davidson, State of Tennessee:

All that parcel of land in Davidson County, State of Tennessee, as described in Deed Doc # 2006418-0044031, ID# 155160A32800CO, ID# 155 16 0a 328.00, being known and designated as:

Lot 5, Plan of Trace Side, Section Nine (9), as shown on plat of record in Instrument No. 20000103-0000455, in the Registers Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Tax ID: 155 16 0A 328.00

Prepared by Deeds on Demand, PC
5029 Corporate Woods Drive, Suite 225-A, Virginia Beach, VA 23462. 757-321-6936.
The attorney(ies) who prepared this instrument has/have not performed a title examination of the subject property and therefore makes no opinion or warranty as to the quality of title. The parties to this instrument agree they have reviewed, understand and accept its terms, acknowledge that they have read, understand and agree with the terms of the Deeds on Demand Invoice, Client Disclosure and Agreement (see www.deedsondemand.com/terms-of-service.aspx), and that the attorney/client relationship between the client(s) ordering and paying for the instrument and attorney(ies) preparing this instrument is strictly limited to the instrument's preparation. **Order # 29001**

Jeffrey S. Siekpe and Janet Siekpe, husband and wife, by fee simple deed from Centex Homes, a Nevada General Partnership as set forth in Doc # 2006418-0044031 dated 04/07/2006 and recorded 04/18/2006, in the Office of the Davidson County Register of Deeds, State of Tennessee.

Statement required by T.C.A. 66-24-121: (A) The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 1505 Bellafonte Court, Nashville, TN 37221.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, their successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.
The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 12 day of October, 2013.

_____(seal)
JEFFREY S. SIEKPE

STATE OF TENNESSEE
COUNTY OF Davidson to-wit:

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I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that JEFFREY S. SIEKPE has acknowledged the same before me in the County and State aforesaid, on this 12 day of October, 2013.

Notary Public Gloria M. Jackson
My Commission expires:
3-7-2017

GLORIA M. JACKSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires March 07, 2017

Jeffrey S. Siekpe (seal)

Janet Tizaa FKA Janet Siekpe (seal)
JANET TIZAA formerly known as
JANET SIEKPE

STATE OF TENNESSEE
COUNTY OF Davidson to-wit:

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that JANET TIZAA formerly known as JANET SIEKPE has acknowledged the same before me in the County and State aforesaid, on this 12 day of October, 2013.

Notary Public Gloria M. Jackson
My Commission expires:
3-7-2017

GLORIA M. JACKSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires March 07, 2017

VALUATION AFFIDAVIT

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 $10.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant/Grantee

Janet Tizaa FKA Janet Siekpe
Affiant/Grantee

Subscribed and sworn to before me this 12 day of October, 2013

Notary Public Gloria M. Jackson
My Commission expires: 3-7-2017

GLORIA M. JACKSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires March 07, 2017

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True Copy Certification

I, Kara Crees, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the orginal document executed and authenticated according to law.

Kara Crees
Signature

State of PA

County of Beaver

Personally appeared before me, Melanie Miller, a notary public for this county and state, Kara Crees who acknowledge that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Melanie Miller, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 27, 2014
Member, Pennsylvania Association of Notaries

My Commission Expires: 4-27-2014
Notary' Seal (if on Paper)