WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/01/16 11:01 3 pgs
Fees:18.00 Taxes:369.63

20160201-0009354

SONDRA REECE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,900.00

Fredericka Wells-Jackson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of January, 2016

Sondra Reece
Notary Public

MY COMMISSION EXPIRES: March 01, 2016

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Fredericka Wells-Jackson	Franklin American Mortgage Company	139-15-0-C-002.00 CO
(NAME)	(NAME)	
3416 Old Anderson Road	6100 Tower Circle, Suite 600	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Marcel O'Shee and Cristina G O'Shee, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Fredericka Wells-Jackson, an unmarried 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:

Land in Davidson **County, Tennessee, being Unit No. 2 on the Plan of the Condominium Plat of Camden Court Townhomes, of record in Instrument No. 20010205-0010878, Register's Office for said County, to which reference is made for a more complete description.**

Being the same property conveyed to Marcel O'Shee and Cristina G O'Shee, husband and wife by deed executed 06/29/2009 of record in Instrument 20090702-0061987, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Marcel O'Shee by Isabel O'Shee as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument **20160201-0009352**, in the Register's Office for Davidson County, Tennessee. Marcel Oshee and Marcel O'Shee are one and the same person.

This instrument is executed on behalf of Cristina G. O'Shee by Isabel O'Shee as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument **20160201-0009353**, in the Register's Office for Davidson County, Tennessee. Cristina G. Oshee and Cristina G. O'Shee are one and the same person.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 3416 Old Anderson Road, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and we do 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 is 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 hands this 29th day of January, 2016.

Marcel O'Shee. Isabel O'Shee
Marcel O'Shee attorney in fact
By: Isabel O'Shee, Attorney-in-fact

Cristina O'Shee Isabel O'Shee
Cristina G. O'Shee attorney in fact
By: Isabel O'Shee, Attorney-in-fact

State of Tennessee
County of Rutherford

On this 25th day of August, 2015, before me personally appeared Isabel O'Shee, the person who executed the foregoing instrument on behalf of Marcel O'Shee and Cristina G. O'Shee, and acknowledged that she executed the same as the free act and deed of the said Marcel O'Shee and Cristina G. O'Shee, through Power of Attorney granted her by the said Marcel O'Shee and Cristina G. O'Shee.

WITNESS my hand and seal this 29th day of January, 2016.

Sondra Reece
Notary Public Sondra Reece
My Commission Expires: March 01, 2016

SONDRA REECE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

True Copy Certification

I, Kelsie Holloway, 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 original document executed and authenticated according to law.

Kelsie Holloway
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Philip Ellis, a notary public for this county and state, Kelsie Holloway who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/23/16
Notary' Seal (if on paper)

PHILIP ELLIS
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY