BILL GARRETT, Davidson County
Trans:T20160008628 DEEDWARR
Recvd: 02/01/16 15:55 2 pgs
Fees:13.00 Taxes:407.00
20160201-0009725

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 29th day of January, 2016, by and between Brij B Singh, and wife Ragini Singh, party of the first part, and Genell P Jordan, UNMARRIED WOMAN, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being all of Unit No. 208 on the Plan of Master Deed Layout (Private Element) Phase V Mill Park (formally Hickory Hollow Townhomes) of record in Instrument No. 20050131-0011265 and Boundary Plat of record in Plat Book 9700, Pages 538-539, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being all ~~or part~~ of the same property conveyed to Brij B. Singh by virtue of that certain Warranty Deed dated January 31, 2006, at Instrument No. 20060208-0015495 in the Register's Office of Davidson County, Tennessee.

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(S), her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Plat Book 9700, Page 538-539, Book 10719, Page 425, Book 1116, Page 757, Instrument No. 20050131-0011265, Instrument No. 20080304-0021743, Instrument No. 20110208-0011084, Instrument No. 20140902-0079467, Instrument No. 20050131-0011262 in said Register's Office, Tennessee; 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(S), her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

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

Brij B Singh

Ragini Singh

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Brij B Singh and Ragini Singh, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Genell P Jordan
5170 Hickory Hollow Pkwy. #109
Antioch, TN 37013

Tax Parcel No 163050B19700CO

Property Address: 5170 Hickory Hollow Parkway
#109
Antioch, TN 37013

MAIL TAX
BILLS TO: SIERRA PACIFIC MTG. COMPANY, INC.
U021 UNIVERSITY BLVD. STE. 200
ELLICOTT CITY, MD 21043

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $110,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Meredith Maley
AFFIANT

SUBSCRIBED AND SWORN TO before me this 29th day of January, 2016.

Notary Public

My Commission Expires: 8-23-2016

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016