WARRANTY DEED

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $238,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 29TH DAY OF APRIL, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 6-30-19

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-1958B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Laura A. Lazas	SAME	171-03-0B-297.00-CO
601 Old Hickory Boulevard		
Brentwood, TN 37027-3962		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

CHRISTOPHER ITSEDE AND DOROTHY ITSEDE, MARRIED

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LAURA A. LAZAS, AN UNMARRIED WOMAN

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 Unit No. 59, as shown on the map entitled Phase Two, Section Seven, Townhomes of Fredericksburg, of record in Plat Book 9700, Page 957, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Secretary of Housing and Urban Development, Washington, D.C. by Substitute deed from Shapiro & Kirsch, LLP, Substitute Trustee of record in Instrument No. 20140807-0071341 Register's Office for Davidson County, Tennessee, dated May 05, 2014 and recorded on August 07, 2014.

Being the same property conveyed to Christopher Itsede and Dorothy Itsede, married by Cash Deed for Tennessee deed from Secretary of Housing and Urban Development, Washington, D.C. of record in Instrument No. 20141030-0100237 Register's Office for Davidson County, Tennessee, dated October 24, 2014 and recorded on October 30, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2016, a lien not yet due and payable.

Subject to all easements, restrictive covenants and conditions and other matters of record, including all items set out on any applicable plat of record, Registers Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is property known as 601 Old Hickory Boulevard, Brentwood, TN 37027-3962

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, their 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.

BILL GARRETT, Davidson County
Trans:T20160035858 DEEDWARR
Recvd: 05/02/16 09:39 2 pgs
Fees:13.00 Taxes:883.93
20160502-0042534

Witness my hand on the 29th day of April, 2016.

Christopher Itsede

Christopher Itsede

By: Dorothy Itsede, Attorney-In-Fact

Pursuant to Power of Attorney of record in Instrument No. 20141030-0100236, Registers Office for Davidson County of Tennessee

Dorothy Itsede

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Dorothy Itsede** with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of Christopher Itsede for the purposes therein contained, and who further proved to me that she is the **Attorney in Fact** for Christopher Itsede and is authorized by Christopher Itsede to execute this instrument on his behalf.

Witness my hand and official seal, this 29th day of April, 2016.

Beth Besch
Notary Public

My Commission Expires: 2/19/20

BETH BESCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, DOROTHY ITSEDE, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 29th day of April, 2016.

Beth Besch
Notary Public

My Commission Expires: 2/19/20

BETH BESCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 16-1958B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027