BILL GARRETT, Davidson County
Trans: T20160047689 DEEDWARR
Recvd: 06/06/16 15:44 2 pgs
Fees: 13.00 Taxes: 1332.00
20160606-0057023

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 15th day of April, 2016, by and between Vivian Umeozulu and Robert Umeozulu., a married couple, party of the first part, and Laura M Todd Stiefvater and Paul Stiefvater, wife and husband, party of the second part. (Todt)

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 Lot #117, on the Plan of Wexford Downs, Section One, of record in Plat Book 9700, Page 308 & 309, 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 Vivian Umeozulu and Robert Umeozulu by virtue of that certain Warranty Deed dated August 29, 2006, at Instrument No. 20060831-0107777 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), 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, Pages 308 and 309, Book 10292, Page 51, Book 10792, Page 822, Instrument No 20000810-0079498, and Easement at Book 10529, Page 560 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), 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.

Vivian Umeozulu by Memorie White Attorney in Fact
Vivian Umeozulu, by Memorie White, Attorney In Fact

Robert Umeozulu by Memorie White Attorney in Fact
Robert Umeozulu. by Memorie White, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of April, 2016, before me personally appeared Memorie White, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Vivian Umeozulu and Robert Umeozulu and acknowledged that she executed the same as the free act and deed of the said Vivian Umeozulu and Robert Umeozulu.

WITNESS my hand and official seal at office this 15th day of April, 2016.

Notary Public

My Commission Expires: 9/25/19

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

Property Owner & Address: Laura M Todd-Stiefvater and PaulStiefvater
5964 Hitching Post Lane
Nashville, TN 37211

Tax Parcel No 172140A0022000CO

Property Address: 5964 Hitching Post Lane
Nashville, TN 37211

MAIL TAX
BILLS TO:
Regions Bank d/b/a Regions Mortgage
2050 Parkway Office Circle
Brimingham, AL 35244

STATE OF TENNESSEE
COUNTY OF

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 $360,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 15th day of April, 2016.

Notary Public

My Commission Expires: 6/2/18

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON