WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $196,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd day of September 2016

Notary Public

MY COMMISSION EXPIRES: 4/24/19
(AFFIX SEAL)

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires April 24, 2019

Davidson County DEEDWARR
Recvd: 09/29/16 10:07 3 pgs
Fees:18.00 Taxes:725.20
20160929-0102656

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Mt. Juliet, 541 N Mt. Juliet Rd, Ste. 2202, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Erik Shortsleeve and Paige Shortsleeve	NEW OWNER	173 04 0A 086.00
(NAME)	(NAME)	
420 Barkley Ct.		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Ninety-Six Thousand And No/100 Dollars ($196,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Tiberiu Miko and Theresa A. Miko, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Erik Shortsleeve and Paige Shortsleeve, husband and wife**, hereinafter called the Grantees, 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, TN, being Lot No. 86, on the Plan of Oak Highlands, as recorded in Plat Book 6900, Page 431, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Tiberiu Miko, a married man, and wife, Theresa A. Miko by Special Warranty Deed from U.S. Bank, National Association, as successor trustee to Bank of America, N.A., as successor by merger to LaSalle Bank National Association, as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006- FF1 dated November 4, 2010 and recorded November 12, 2010 as Instrument No. 20101112-0090754, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: MTJ-165953SSO

unimproved ☐
This is improved ☒ property, known as 420 Barkley Ct., Antioch, TN 37013

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, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 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.

Witness our hands this 23 day of September 2016

Tiberiu Miko

Theresa A. Miko by Tiberiu Miko, her Attorney in FAct

Theresa A. Miko by Tiberiu Miko, her Attorney in Fact.

STATE OF Tennessee

County OF Wilson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Tiberiu Miko, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Theresa A. Miko as Attorney-in-fact, and acknowledged that he exectued the same as the free act and deed of Theresa A. Miko, for the purposes therein contained.

Witness my hand and official seal, this the 23rd of September, 2016.

Notary Public

My Commission Expires: 10/9/19

(SEAL)

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 10-9-2019

STATE OF Tennessee

County OF Wilson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Tiberiu Miko, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument, for the purposes therein contained.

Witness my hand and official seal, this the 23rd of September, 2016.

Notary Public

My Commission Expires: 10/9/19

(SEAL)

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 10-9-2019

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith