THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Williamson
Bankers Title & Escrow Corp. 5107 Maryland Way Ste. 115 Brentwood, TN 37027	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **206,900.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF October, 2016. Notary Public MY COMMISSION EXPIRES: 6/19/18 (AFFIX SEAL)

Emily Beaudu
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emily M. Smits		MAP & PARCEL
1004 Shire Drive	New owner	174-01-0A-048.00-CO
Antioch, TN 37013-4492		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Clement Aluyi, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Emily M. Smits, a married woman**

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, Tennessee, being all of Lot No. Fifty (50) on the Plan of First Amendment of Rivendell Woods Phase One - Section One of record in Plat and survey at Instrument No. 20070329-0037618, 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 Clement Aluyi, single person by Warranty deed from Ole South Properties, Inc., a Tennessee Corporation of record in Instrument No. 20080722-0074947 Register's Office for Davidson County, Tennessee, dated July 17, 2008 and recorded on July 22, 2008. Clement Aluyi having since married to Utibe Aluyi.

Utibe Aluyi joins in this conveyance for the purpose of conveying all right, title and interest she might have in and to the above described property as spouse of Clement Aluyi.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **1004 Shire Drive, Antioch, TN 37013-4492.**

BILL GARRETT, Davidson County
Trans: T20160092207 DEEDWARR
Recvd: 10/19/16 09:40 2 pgs
Fees: 13.00 Taxes: 765.53
20161019-0110339

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, 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 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 my hand this the 3rd day of October, 2016.

Clement Aluyi by Utibe Aluyi; Attorney in Fact

Clement Aluyi
BY: Utibe Aluyi, Attorney-in-Fact

Utibe Aluyi

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Utibe Aluyi** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 3rd day of October, 2016.

My Commission expires March 3, 2020

Notary Public

R. L. MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Utibe Aluyi** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Clement Aluyi**, as his Attorney in Fact, as the free act and deed of the within named **Clement Aluyi**.

Witness my hand and official seal this the 3rd day of October, 2016.

My Commission expires March 3, 2020

Notary Public

R. L. MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY