WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/09/16 15:00 4 pgs
Fees:23.00 Taxes:336.70
20161109-0118778

S THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $91,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF October, 2016.

Notary Public

MY COMMISSION EXPIRES: 12 · 3 · 19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Ashley Tolbert	Amerifirst Fiancial, Inc.	16216006300
(NAME)	(NAME)	
1211 Club House Lane	1550 E. McKellips Road, Suite 117	
(ADDRESS)	(ADDRESS)	
Antioch TN 37013	Mesa, AZ 85203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT Steven B. Abbott and wife, Catherine F. Abbott, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ashley Tolbert, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 29-B, HICKORY PARK VILLAS SECTION I ZONE LOT DIVISION LOT 21-31, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 5800, PAGE 191 AS AMENDED IN PLAT BOOK 6250, PAGE 314, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TN TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO STEVEN B. ABBOT AND WIFE, CATHERINE F. ABBOT BY WARRANTY DEED FROM BARRY ZEITLIN AND WIFE, LINDA ZEITLIN, DATED DECEMBER 21, 2006, OF RECORD IN INSTRUMENT NO. 20061221-0157803, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 1211 CLUB HOUSE LANE, ANTIOCH, TENNESSEE 37013.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the 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 government and zoning regulations

This is: Improved property, known as 1211 Club House Lane Antioch TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands 10/11/16.

Steven B. Abbott by Catherine F. Abbott, Attorney in Fact — Catherine F. Abbott

Steven B. Abbott

Catherine F. Abbott

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, ~~Steven B. Abbott~~ Catherine F. Abbott with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that ~~he~~ she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on ~~10/03/16.~~ 10/11/16

Notary Public

My Commission Expires: ~~09/10/18~~

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Catherine Abbott with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged her/himself to be the Power of Attorney for Steven B Abbott the within named bargainor, and she/he as such Power of Attorney being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Steven B Abbott by himself as Power of Attorney.

Witness ~~my~~ hand and official seal at Nashville, Tennessee, this 1 day of October 2016.

Notary Public

My Commission Expires: 9-10-18

JOHN A. BELL JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 10, 2018

True Copy Certification

I, Dellana Lowhorn, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Davidson

Personally appeared before me, John Bell Jr, a notary public for this county and state, Dellana Lowhorn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires

Notary Seal (if on paper)

JOHN A. BELL JR. DAVIDSON COUNTY My Commission Expires SEPT. 10, 2018

JOHN A. BELL JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 10, 2018