SEND TAX STATEMENTS TO NAME AND ADDRESS OF NEW OWNERS:

Raymond Ufford
135 Kingston Dr
Nashville TN 37207

MAP/PARCEL: 1500 10 309.00

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN FOR WHICH THE PREPARER ASSUMES NO RESPONSIBILITY.
PREPARED BY:
TRI-STAR TITLE CO., LLC.
106 E. COLLEGE STREET
MURFREESBORO, TN 37130

Davidson County DEEDWARR
Recvd: 11/21/16 08:38 4 pgs
Fees:23.00 Taxes:185.00
20161121-0122236

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum and amount of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid, and for other good and valuable considerations, the receipt of all of which is hereby acknowledged, the undersigned, **MONIQUE SWYGERT AND SHANIKA WILDER,** have this day bargained and sold and do hereby transfer and convey unto, **RAYMOND UFFORD,** their heirs and assigns, forever, a certain tract or parcel of realty situated in Davidson County, State of Tennessee and being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 62 on the Plan of Edge-O-Lake Estates, Section 18, of record in Plat Book 4675, Page 84 and amended in Book 5071, Page 711, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to James Edward Swygert by Warranty Deed from Brad Steven Putnam and wife, Donna Jane Putnam, on July 15, 1991, and filed for record in Book 8399, page 854, Register's Office for Davidson County, Tennessee. The said James Edward Swygert have died on October 5, 2013. Monique Swygert and Shanika Wilder are his only children and sole heirs-at-law. Reference is hereby made to an Affidavit of Heirship of record in Instrument No. 20161121-0122234, said Register's Office., and Instrument NO. 20161121-0122235, said Register's Office.

THIS property is subject to any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

POSSESSION of premises with delivery of deed.

REAL PROPERTY TAXES for 2016 will prorated between the parties herein.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, his heirs and assigns, forever.

We further covenant with the said grantee, that we are lawfully seized and possessed of said real estate; that we have a good right to convey the same, and that it is unencumbered except for the 2016 real property taxes, which taxes have been prorated between the parties herein.

We do further covenant and bind ourselves, our heirs, assigns and representatives to forever warrant and defend the title to the said real estate unto the said grantee, his heirs and assigns, forever, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this the 14th day of November, 2016.

Monique Swygert

STATE OF TEXAS)

: ss.

COUNTY OF Kaufman)

Personally appeared before me, the undersigned authority, a Notary Public in and for the state and County aforesaid, the within named Monique Swygert, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument (WARRANTY DEED) for the purposes therein contained.

_____. Tennessee, on this the 14th day of November, 2016.

Stephanie M Smith
NOTARY PUBLIC

My Commission Expires: September 12, 2016

STEPHANIE M. SMITH
Notary Public
STATE OF TEXAS
My Comm. Exp. Sept. 12, 2018

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this the 14th day of November, 2016.

Shanika Wilder

STATE OF TENNESSEE)
: ss.
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for the state and County aforesaid, the within named Shanika Wilder, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Murfreesboro, Tennessee, on this the 14th day of November, 2016.

NOTARY PUBLIC

My Commission Expires:
1/23/18

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater is $50,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me, this the 14th day of November, 2016.

NOTARY PUBLIC

My commission expires: 12/23/2019

TRUE COPY CERTIFICATION

I, **EILEEN SMITH,** 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.

Eileen Smith
EILEEN SMITH

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, Tricia L. Dittmer, a notary public for this county and state, Eileen Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tricia L Dittmer
Notary's Signature

My Commission Expires: 2/20/18

Notary Seal:

