Davidson County DEEDWARR
Recvd: 01/18/17 09:59 3 pgs
Fees:18.00 Taxes:666.00
20170118-0005222

WARRANTY DEED

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $180,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 13TH DAY OF JANUARY, 2017.

NOTARY PUBLIC

MY COMMISSION EXPIRES DEC 27 2017

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-2883B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Gertruda N. Nshimo	Franklin American Mtg.	176-01-0B-040.00-CO
212 Maxwell Place	6100 Tower Circle, Ste 600	
Antioch, TN 37013	Franklin TN 37067	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

PATRICK J. YANCEY AND WIFE, PAMELA M. YANCEY

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

GERTRUDA N. NSHIMO, A MARRIED WOMAN

HEREINAFTER CALLED THE GRANTEE(S), 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 Lot No. 116 on the Plan of Final Plat for Maxwell Place P.U.D. of record in Plat at Instrument No. 20050418-0042714, Surveyor's Certificate of Correction of record in Instrument No. 20050614-0067855, 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 Patrick J. Yancey and wife, Pamela M. Yancey by Quitclaim deed from Beazer Homes Corp of record in Instrument No. 20080620-0063788 Register's Office for Davidson County, Tennessee, dated June 18, 2008 and recorded on June 20, 2008. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 212 Maxwell Place Antioch, Tennessee 37013. Property address being provided for infomation purposes only.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2017, a lien due and payable, but not delinquent.

Subject to all matters shown on the Plan of record as Instrument Number 20050418-0042714 and Surveyor's Certificate of Correction in Instrument No. 20050614-0067855 , Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20060301-0023937, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Charter for Maxwell Place Homeowner's Association of record in Instrument Number 20060309-0027699, in the Register's Office for DavidsonCounty, Tennessee.

Conveyance of Common Area of record in Instrument Number 20060301-0023936, in the Register's Office for DavidsonCounty, Tennessee.

Stormwater Detention Agreement of record in Instrument Number 20050322-0030977, in the Register's Office for DavidsonCounty, Tennessee.

Agreement for Right of Way of record in Book 4063, Page 299, in the Register's Office for Davidson County, Tennessee.

Easement to Tennessee Power Co. of record in Book 86, Page 429, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is property known as 212 Maxwell Place, 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on the 13th day of January, 2017.

Patrick J. Yancey by J, Attorney in Fact

Patrick J. Yancey

By: J. Carlton Drumwright, Attorney In Fact

Pamela M. Yancey by J, Attorney in Fact

Pamela M. Yancey

By: J. Carlton Drumwright, Attorney In Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared J. Carlton Drumwright, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of Patrick J. Yancey, for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of Patrick J. Yancey.

Witness my hand and official seal, this 13th day of January, 2017.

Notary Public

NICOLE YURJEVICH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 10/29/19

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared J. Carlton Drumwright, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of Pamela M. Yancey, for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of Pamela M. Yancey.

Witness my hand and official seal, this 13th day of January, 2017.

Notary Public

NICOLE YURJEVICH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 10/29/19

File #: 16-2883B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

True Copy Certification

I, Kristen Traini, 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 Tennessee

County of Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini 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: 5-27-19
Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY