Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
16-2302

STATE OF TENNESSEE
COUNTY OF Davidson

BILL GARRETT, Davidson County
Trans:T20170005249 DEEDWARR
Recvd: 01/19/17 10:29 2 pgs
Fees:13.00 Taxes:621.60
20170119-0005924

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,000.00

Affiant

SUSAN L HEINRICH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th day of January, 2017

Notary Public
Commission Expires: 9-10-18

Address of New Owner	Send Tax Bills To:	Map & Parcel
Cindy Uzoh 2212 Beachfront Ave Antioch, TN 37013	The Mortgage Firm, Inc. 921 Douglas Ave #200 Altamonte Springs, FL 32714	165-05-0A-137.00-CO

WARRANTY DEED

FOR AND IN 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, I/WE,

Carol J. Kelly and husband, Thomas Kelly

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cindy Uzoh, a single 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 Lot No. 176 on the Plan of Subdivision Plat, Section I, Phase II, South Shore, a Planned Unit Development of record in Plat at Instrument No. 20050210-0015592, 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 Carol J. Kelly and husband, Thomas Kelly by Warranty deed from CMH Parks, Inc. of record in Instrument No. 20051207-0147353, re-recorded in Instrument No. 20060118-0006732 Register's Office for Davidson County, Tennessee, dated November 4, 2005 and recorded on December 7, 2005.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2212 Beachfront Ave, 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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 6th day of January, 2017.

Carol J. Kelly

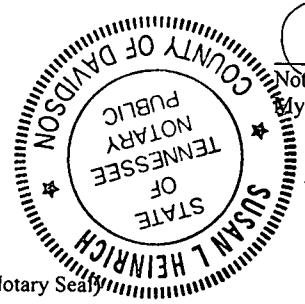
Thomas Kelly

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Carol J. Kelly and Thomas Kelly
with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee this 6th day of January, 2016.

Notary Public
My Commission Expires: _____



(Notary Seal)