THIS INSTRUMENT WAS PREPARED BY:

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

Prepared and Record and Return to:

Fearnley Martin & McDonald
25 Century Blvd, Ste 402
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 01/19/17 12:29 2 pgs
Fees:13.00 Taxes:699.30
20170119-0006058

File: P-16-8400-PILK

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WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Oluwole Oluseun Ifabiyi 3240 Country Lawn Dr. Antioch, TN 37013	same at property Address	150-070-216.00

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, WE, **PATRICIA O. SMITH,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **OLUWOLE OLUSEUN IFABIYI, A SINGLE MAN** 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. 193 on the Plan of The Country, Section 5 of record in Plat Book 5200, Page 271 and 272, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Patricia O. Smith, a single woman, by Warranty Deed from Charishma D. Price and husband, George Price, of record in Instrument No. 20160705-0068238, Register's Office for Davidson County, Tennessee.

Said property is investment property and has not been occupied by Patricia O. Smith

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved (X) property, known as: **3240 Country Lawn Dr, 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 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.

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Witnessed this the 4 day of January, 2017.

Patricia O. Smith

Patricia O. Smith

STATE OF New Jersey

COUNTY OF Bergen

Personally appeared before me, a Notary Public in and for said County and State, the within named **Patricia O. Smith** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor (s), and who acknowledged that he/she/they executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 04 day of January, 2017.

My Commission expires May 31, 2021

Notary Public

SHIRLEY RODRIGUEZ
Notary Public - State of New Jersey
My Commission Expires May 31, 2021

SEAL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 189,000.00.

Affiant

Subscribed and Sworn to before me on this the 13 day of January, 2017.

My Commission expires 9-10-18

Notary Public

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SEAL

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Certificate of Authenticity

I, ASHLEE D PAGE, 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 Davidson

Personally appeared before me, Venickia Cunningham a notary public for this county and state, Ashlee D. Page, 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: 9/25/19

VENICKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019