SUE ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-26-2021

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,800.00

Elaine C. Williamson
Affiant

Subscribed and sworn to before me, this 17TH DAY OF MARCH, 2017.

Sue Robinson
Notary Public

MY COMMISSION EXPIRES: 1-26-2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Darren S. Ulmer and Roberta G. Mendez, husband and wife	Highlands Residential Mortgage, Ltd, (NAME)	15007042300
3308 Towne Village Rd. (ADDRESS)	12001 N. Central Expressway, Ste 750 (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Dallas, TX 75243 (CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20170023220 DEEDWARR
Recvd: 03/20/17 09:29 2 pgs
Fees:13.00 Taxes:643.80
20170320-0026655

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Christopher A. Ulumenfo and wife, Fatima Ulumenfo, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Darren S. Ulmer and Roberta G. Mendez, husband and wife, hereinafter called the Grantees, their heirs and assigns, that 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. 554, ON THE PLAN OF RESUBDIVISION OF LOT 229, "THE COUNTRY", SECTION SIX-A & LOT 554 TOWNE VILLAGE OF THE COUNTRY, SECTION 4-B, A P.U.D., OF RECORD IN BOOK 6900, PAGE 781, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO CHRISTOPHER A. ULUMENFO, UNMARRIED BY DEED FROM LARRY A. SHARPE AND WIFE, VALERIE A. SHARPE, DATED FEBRUARY 26, 2009, OF RECORD IN INSTRUMENT NO. 20090305-0019974, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

FATIMA ULUMENFO JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ALL RIGHT, TITLE AND INTEREST IN AND TO SAID PROPERTY, MARITAL OR OTHERWISE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3308 Towne Village Road, 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 my/our hand(s) this 17th day of March, 2017.

WARRANTY DEED
(Continued)

Christopher A. Ulumenfo

Fatima Ulumenfo

STATE OF Tennessee

COUNTY OF Davidson

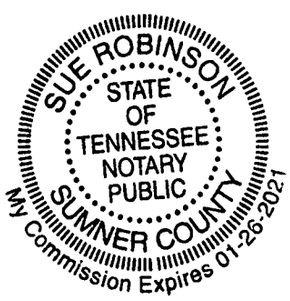
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christopher A. Ulumenfo and wife, Fatima Ulumenfo, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of March, 2017.

Notary Public

My Commission Expires: 1-26-2021

(SEAL)



~~RETURN TO~~:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

PLEASE RETURN TO:
WARRANTY TITLE INSURANCE CO
165 INDIAN LAKE BLVD, STE 106
HENDERSONVILLE, TN 37075