BILL GARRETT, Davidson County
Trans:T20170024447 DEEDWARR
Recvd: 03/22/17 15:22 2 pgs
Fees:13.00 Taxes:873.20
20170322-0028203

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 17th day of March, 2017, by and between Marvin Olige and wife, Iris Colette Olige, party of the first part, and Lance Warren Hoppen, a single man, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, BEING LOT NO. 96, ON THE PLAN OF CREEKSIDE TRAILS, PHASE 4, OF RECORD IN INSTRUMENT NUMBER 20050405-0037383 REGISTER'S OFFICE FOR DAVISON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A M ORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

Being all or part of the same property conveyed to Iris Colette Olige and Marvin Olige by virtue of that certain Quit Claim Deed dated July 27, 2015, and being of record at Instrument No. 20150805-0077548 in the amount of $.00 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Instrument No's. 20050405-0037383, 20000915-0092002, 20011025-0117168, 20020825-0103983, 20041229-0153372, 20061120-0143523 Book 6255, page 575, and Book 8326, Page 230 in said Register's Office, Tennessee; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the ~~first~~ part the day and year first above written.

Marvin Olige

Iris Colette Olige

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Marvin Olige and Iris Colette Olige, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 17th day of March, 2017.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Lance Warren Hoppen

Tax Parcel No 058090A10400CO

Property Address: 2305 Hockett Dr.
Nashville, TN 37218

MAIL TAX
BILLS TO: Amerifirst Financial
1550 E. McKellips Rd., Ste. 117
Mesa, AZ 85203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $236,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Rachel Fam
AFFIANT

SUBSCRIBED AND SWORN TO before me this 17th day of March, 2017.

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2019

Notary Public

My Commission Expires