This instrument prepared by:
Fidelity Residential Solutions
10125 Crosstown Circle, Suite 380
Eden Prairie, MN 55344
780790 228-00401
Jason Benzinger

Davidson County DEEDWARR
Recvd: 03/24/17 12:24 5 pgs
Fees:28.00 Taxes:939.43
20170324-0028988

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
		062-02-0B-041.00-C0
(NAME) Chukwuemeka C. Ifeobu	(NAME) Wells Fargo Bank, N.A.	
(STREET ADDRESS OR ROUTE NUMBER) 2800 Paddle Wheel Dr.	(STREET ADDRESS) 6200 Park Avenue	
(CITY) (STATE) (ZIP) Nashville Tn 37214	(CITY) (STATE) (ZIP) Des Moines, IA 50321	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Michael J. Scanlan and Rachel E. Scanlan, husband and wife have this day bargained and sold, and do hereby transfer and convey unto the said Chukwuemeka C. Ifeobu and Ebonee D. Ifeobu * the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:
*husband and wife

See Attached Exhibit "A".

Being that same property described in and conveyed to the Grantor herein by Warranty Deed of record at Instrument No. _____ in the Register's Office of _____ County, Tennessee.

STATE OF TN Sumner
COUNTY OF WILLIAMSON The actual consideration or value whichever is greater, for this transfer is $ 253,900.00

Affiant _____

Subscribed and sworn to before me this the 23rd day of March 2017.

My commission expires: ✓ 5-27-19 Notary Public ✓ _____

(Affix Seal)

DARLENE K. SUHRBIER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

This is unimproved ( ), known as 2800 Paddle Wheel Drive, Nashville, TN 37214
improved (X)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hand this 10th day of February, 2017, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

X _____
Michael J. Scanlan

X _____
Rachel E. Scanlan

STATE OF NC
COUNTY OF Forsyth

Personally appeared before me, Lutisa C Fortune, a Notary Public in and for said County and State, Michael J. Scanlan, the within named bargainor Married (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10 day of February, 2017.

✓ _____
Notary Public
My Commission Expires: ✓

(This area for official notarial seal)

Lutisa C Fortune
NOTARY PUBLIC
Forsyth County
North Carolina
My Commission Expires 11/29/2020

Page 3 Warranty Deed Acknowledgment

STATE OF NC
COUNTY OF Forsyth

Personally appeared before me, Lutisa C Fortune, a Notary Public in and for said County and State, Rachel E. Scanlan, the within named bargainor Married (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10 day of February, 2017.

✓ _____

Notary Public
My Commission Expires: ✓

(This area for official notarial seal)

Lutisa C Fortune
NOTARY PUBLIC
Forsyth County
North Carolina
My Commission Expires 11/29/2020

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 247 on the Plan of Final Plat Abbington Park Phase One - Section One of record in Plat at Instrument No. 200030328-0041019, amended in Instrument No. 20060504-0052203, 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 Michael J. Scanlan and Rachel E. Scanlan, husband and wife by Warranty deed from Kyle B. Graves and wife, April J. Graves of record in Instrument No. 20140618-0053162 Register's Office for Davidson County, Tennessee, dated June 13, 2014 and recorded on June 18, 2014.

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: 5-27-2019
Notary' Seal (if on paper)

