AFTER RECORDING RETURN TO:
FIRST TITLE & ESCROW
7361 CALHOUN PLACE, SUITE 200
ROCKVILLE, MI 20855
File No. 158274

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 LELIA DRIVE SUITE E (2ND FLOOR)
JACKSON, MS 39216
866-333-3081

Parcel ID No.: 150-06-0A-023.00

Davidson County DEEDWARR
Recvd: 05/22/17 11:20 4 pgs
Fees:23.00 Taxes:730.38
20170522-0050506

WARRANTY DEED

THIS INDENTURE made and entered into on this 7 day of April 2017, by and between **FLORENCE SACLOT, A SINGLE WOMAN**, a mailing address of 4308 AYERS DRIVE, ANTIOCH, TN 37013 hereinafter referred to as Grantor(s) and **PAUL ELLIOTT, A SINGLE MAN**, a mailing address of 5646 AMALIE DRIVE, APT A-16, NASHVILLE, TN 37211, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE HUNDRED NINETY-SEVEN THOUSAND FOUR HUNDRED AND 00/100 ($197,400.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in DAVIDSON County, TENNESSEE:

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. 23 ON THE PLAN OF THE PARKS AT PRIEST LAKE, PHASE TWO OF RECORD IN INSTRUMENT NO. 20100924-0076273, CORRECTED IN INSTRUMENT NO. 20101109-0089918, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY AS TRANSFERRED BY WARRANTY DEED ON 06/17/2011 AND RECORDED 11/18/2011 FROM NVR, INC., A VIRGINIA CORPORATION T/A FOX RIDGE HOMES TO FLORENCE SACLOT, RECORDED IN DOCUMENT NUMBER 20111118-0090322

PROPERTY COMMONLY KNOWN AS: 4308 AYERS DRIVE, ANTIOCH, TN 37013

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in fee simple.

GRANTOR(S) hereby covenant with and represent unto the said Grantee(s) and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee simple of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that he/she/they will forever warrant and defend the title to same unto the said Grantee(s) and unto his/her/their successors or assigns, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have hereunto set his/her/their hand(s) and seal(s) on this 7 day of April, 2017.

Florence Saclot
FLORENCE SACLOT

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, ~~Emily E. Kinzig~~ Florence Saclot, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, TN, this 7th day of April, 2017.

Emily E Kinzig
Notary Public
My Commission expires: 01/17/21

EMILY E. KINZIG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
January 17, 2021

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $197,400.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant - PAUL ELLIOTT

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 7th day of April, 2017.

Notary Public
Commission Expires 01/17/21

EMILY E. KINZIG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
January 17, 2021

Name and address for person(s) responsible for taxes:

PAUL ELLIOTT
5646 AMALIE DRIVE, APT A-16
NASHVILLE, TN 37211

Name and address of property owner:

PAUL ELLIOTT
5646 AMALIE DRIVE, APT A-16
NASHVILLE, TN 37211

Certificate of Authenticity

I, Matthew Gontarek, 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 Maryland

County of Montgomery

Personally appeared before me, Natasha D. Squires, a notary public for this county and state, Matthew Gontarek 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: Oct 12th 2017

Notary's Seal (if on paper)

NATASHA D. SQUIRES
NOTARY PUBLIC
MONTGOMERY COUNTY, MD
COMMISSION EXPIRES: OCT 12, 2017