WARRANTY TITLE INSURANCE CO

120 ANDERSON LANE

HENDERSONVILLE, TN 37075

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF MAY, 2017.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

MELISSA JANSEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

Y-CL-17-1044

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michelle L. Hart and William A. Ulmer Shirley K. Hart	**F&M Bank**	
(NAME) **1044 Cheyenne Boulevard**	(NAME) **50 Franklin St.**	**052-04-0-066.00**
(ADDRESS) **Madison, TN 37115-4264**	(ADDRESS) **Clarksville, TN 37040**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROSALIND INYANG, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHELLE L. HART AND WILLIAM A. ULMER, WIFE AND HUSBAND AND SHIRLEY K. HART, A MARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 12 on the Plan of Section I, Revised, Arrowhead Estates of record in Plat Book 4955, Page 27, in the Register's Office for Davidson County, Tennessee.
Said Lot 12 fronts 65 feet on the Southwesterly side of Cheyenne Boulevard and runs back between parallel lines 139.80 feet to a line in the rear that measures 65 feet.

Being the same property conveyed to Rosalind Inyang, unmarried by Warranty deed from Angelyn Atchley, unmarried of record in Instrument No. 20080910-0092625 Register's Office for Davidson County, Tennessee, dated September 05, 2008 and recorded on September 10, 2008.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 4955, Page 27, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5154, Page 59, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1044 Cheyenne Boulevard , Madison, Tennessee 37115-4264**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20170045473 DEEDWARR
Recvd: 05/30/17 10:43 2 pgs
Fees:13.00 Taxes:660.45
20170530-0053250

Witness my/our hand(s) this the 25th DAY OF MAY, 2017.

Rosalind Inyang by Laura Mitchell, Attorney-in-fact
Rosalind Inyang by Laura Mitchell, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA MITCHELL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ROSALIND INYANG, and who acknowledged he/she/they executed the same as the free act and deed of the said ROSALIND INYANG.

Witness my hand and official seal, this the 25th of May, 2017.

Melissa Jansen
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212