Prepared by:
Security Title & Escrow Company, LLC
1517 Hatcher Ln. Columbia, Tennessee
38401

Bill Garrett Davidson County
Batch# 23355 DEEDWARR
11/07/2017 04:11:30 PM 3 pgs
Fees: $18.00 Taxes: $481.00
20171107-0114758

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between Shirley P. Shumate, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and Papa Ndiaye and Ndeye Sokhna, husband and wife, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged FIRST PARTY has bargained and sold and does hereby transfer and convey unto SECOND PARTY the following described property:

Land located in Davidson County, Tennessee, and being more particularly described as follows, to-wit:
Unit No. C-13, Parcel No. 13, in Woodlea Place Townhouses as of record in Book 5050, Page 101, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
Being the same property conveyed by Executor's Quitclaim Deed to Thomas W. Shumate III, dated March 24, 2010 of record in Instrument No.20100324-0022149, Register's Office of Davidson County, Tennessee. Thomas W. Shumate, III died testate May 19, 2017 and by his Last Will and Testament (Document No. 17P1338, Circuit Court of Davidson County, Tennessee-Probate Division) devised the subject property to Shirley P. Shumate.
Map & Parcel 147070B01300 CO
Property Address: 4958 Edmondson Pike #C 13 Nashville, TN 37211

FIRST PARTY warrants that no other individual or entity holds any other interest in the above-described property, whether marital or otherwise. FIRST PARTY further warrants that the above-described property is not and has never been their personal residence.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that it is lawfully seized and possessed of said real estate in fee simple, that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except for easements and/or

restrictions, if any, of record in Davidson County, Tennessee Register of Deeds Office.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 3 day of November, 2017.

Shirley P. Shumate

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, Shirley P. Shumate, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 3 day of November, 2017.

Notary Public

My commission expires:
3/21/18

KIM SWANNER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires MARCH 21, 2018

STATE OF TENNESSEE
COUNTY OF _____

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $130,000.00.

Affiant

KATHRYN SMITH
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Subscribed and sworn to before me, this 3 day of November, 2017.

My commission expires:
11/03/2020

Notary Public

NEW PROPERTY OWNER:
Papa Ndiaye & Ndeye Sokhna
4958 Edmonson Pk, C13
Nashville, TN 37211

PERSON RESPONSIBLE FOR TAXES:
SAME

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, the undersigned, 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: 5-27-19
Notary's Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY