THIS INSTRUMENT PREPARED BY:
James Grillot
BridgeTrust Title Group
900 S. Gay Street, 4th Floor
Knoxville, TN 37902

AFTER RECORDING RETURN TO:

BridgeTrust Title Group
4400 Harding Road, Suite 400
Nashville, TN 37205

Bill Garrett
Batch# 75893
04/03/2018 12:00:40 PM
Fees: $13.00 Taxes: $629.00
Davidson County
DEEDWARR
2 pgs
20180403-0031079

Grantee:
Tina Papai
2216 S Ashford Ct
Nashville, TN 37214

Send Tax Bills To:
United Wholesale Mortgage
P.O. Box 11733
Newark, NJ 07101

Map & Parcel Nos.:
108120B06900CO

WARRANTY DEED

THIS INDENTURE, made and entered into this **2nd day of April, 2018**, by and between **Timothy P. Davis and Lori L. Davis**, Husband and Wife, party of the first part, and **Tina Papai**, a Single Woman, party of the second part,

WITNESSETH: That for and in consideration of **ONE HUNDRED SEVENTY THOUSAND AND 00/100 DOLLARS ($170,000.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, conveyand confirm unto the said party of the second part the following described real estate, situated and being in Nashville, County of Davidson, State of 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. 48 on the Plan of Harborview, Phase I-A, Section II, of record in Plat Book 6900, Page 756, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Timothy P. Davis and wife, Lori L. Davis, from Vic Varallo, an unmarried man, by Warranty Deed dated November 17, 2000, of record in Instrument Number 20001127-0116179 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM INFORMATION PROVIDED.

And the said party of the first part does hereby covenant with the said party of the second part that party of the first part is lawfully seized in fee of the aforedescribed real estate; that party of the first part has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto the party of the first part will warrant and forever defend against the lawful claims of all persons.

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

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

Timothy P. Davis

Lori L. Davis

Lori L. Davis

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and State, **Timothy P. Davis and Lori L. Davis,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

WITNESS my hand, at office this **2nd day of April, 2018.**

Notary Public

My commission expires: 10/7/2019

BARBARA LUCCIOLA COKLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 or value of the property transferred, whichever is greater is, **$170,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this **2nd day of April, 2018.**

Notary Public

My commission expires: 10/7/2019

BARBARA LUCCIOLA COKLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

PROPERTY ADDRESS:
2216 S Ashford Ct
Nashville, TN 37214