Bill Garrett Davidson County
Batch# 87487 DEEDWARR
05/02/2018 12:29:29 PM 3 pgs
Fees: $18.00 Taxes: $610.50
20180502-0041757

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-18-1828

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $165,000.00

Affiant

CARRIE CALLAHAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 30th day of April, 2018

Notary Public
My Commission Expires: 3/8/2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Nicholas Umontuen Ekaette Umontuen 213 Cadey Cove Hermitage, TN 37076	Bank of America, N.A. P.O. Box 650070 Dallas, TX 75265	108-3-178.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Regine Pierre Lescouflair, f/k/a Regina Pierre**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Nicholas Umontuen and Ekaette Umontuen, husband and wife**, hereinafter called the Grantee(s), their heirs and assigns, 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. 138-B on the Plan of Zone Lot Division, Section Six, Patio Villa, of record in Book 6250, Page 489, amended in Book 6250, Pages 570 and 571, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Regina Pierre by Warranty Deed from Jared Stevens, unmarried, and Megan Adams, unmarried, recorded on the 26th day of November, 2012 in Instrument No. 20121126-0108450, in the Register's Office of Davidson County, Tennessee.

Regine Pierre Lescouflair being one and the same as Regina Pierre.

This property is not a primary residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statue.

This Instrument executed on behalf of Regine Pierre Lescouflair by Christopher M. Corriveau pursuant to the Power of Attorney of record in Instrument No 20160503-0041750, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is ☒ improved or ☐ unimproved property located at: **1120 Waggoner Court W, Nashville, TN 37214.**

This conveyance is made subject to 1) Property taxes for the year 2018 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of April, 2018.

Regine Pierre Lescouflair by C. M. Corriveau, Attorney-in-Fact
Regine Pierre Lescouflair by Christopher M. Corriveau, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Christopher M. Corriveau, the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Regine Pierre Lescouflair ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 30th day of April, 2018.

Carrie Callahan
Notary Public
My Commission expires: 3/8/2021

CARRIE CALLAHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"
TO Warranty Deed
From: Regine Pierre Lescouflair
To: Nicholas Umontuen and Ekaette Umontuen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

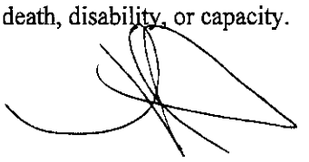
The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.



Affiant

WITNESS my hand and seal at office this 30th day of April, 2018.

Carrie Callahan

Notary Public
My Commission Expires: 3/8/2021

