STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$209,000.00** (Two Hundred Nine Thousand).

AFFIANT

Subscribed to and sworn before me this 1st day of July, 2020.

NOTARY PUBLIC MY COMMISSION EXPIRES:

(NOTARY SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2020

Karen Johnson Davidson County
Batch# 430419 **DEEDWARR**
07/06/2020 11:26:21 AM 2 pgs
Fees: $13.00 Taxes: $773.30

20200706-0072292

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:
GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBER:**
Nicholas DiAngelo 1219 Elliston Street Old Hickory, TN 37138	UWM, a Division of United Shore Financial Services, LLC PO Box 11733 Newark, NJ 07101	053-03-0-025.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JEAN-MICHEL PROPHETE, A SINGLE MAN AND FABIENNE RIBE, A SINGLE WOMAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP** HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **NICHOLAS DIANGELO, A SINGLE MAN** 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. 64 and 64-A on the Plan of Section C, Village of Old Hickory of record in Plat Book 1424, Page 66, and Book 1835, page 2, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning on the Westerly side of DeBow Street at the corner of Lots 63-A and 64-A; thence with the line between said lots Westwardly 61.5 feet to the corner of Lots 63 and 64; thence with the line between said lots Westwardly 72.9 feet to the Easterly margin of Elliston Street; thence with said Street Southwardly 54.9 feet to the corner of Lots 64 and 65; thence with the line between said lots Eastwardly 72.8 feet to the corner of Lots 59 and 59-A; thence with the line between Lots 59-A and 64, Northwardly 20 feet to the Southwest corner of Lot 64-A; thence with the South line of said lot Eastwardly 61.4 feet to the Westerly margin of DeBow street; thence with said Street Northwardly 34.9 feet to the beginning.

Being the same property conveyed to Jean-Michel Prophete and Fabienne Ribe, as tenants in common with right of survivorship by Warranty deed from Patrick Shawn Murphy of record in Instrument No. 20171207-0125126 Register's Office for Davidson County, Tennessee, dated November 17, 2017 and recorded on December 07, 2017.

Deborah Stone executes this instrument as Attorney-in-Fact on behalf of Jean-Michel Prophete and Fabienne Ribe, pursuant to the Power of Attorney recorded in Instrument No. 20200706-0072291, Register's Office for Davidson County, Tennessee.

Being also known as 1219 Elliston Street, Old Hickory, Tennessee 37138.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **1219 ELLISTON STREET** **OLD HICKORY, TN 37138**

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. 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.

LTSR Number: GTE File: 2020055608

WITNESS, this 1st day of July, 2020

Jean-Michel Prophete
Jean-Michel Prophete

Fabienne Ribe
Fabienne Ribe

Deborah Stone as his Attorney-in-Fact
BY: Deborah Stone, as his Attorney-in-Fact

Deborah Stone as her Attorney-in-Fact
BY: Deborah Stone, as her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 1st day of July, 2020, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Deborah Stone**, attorney in fact, to me known to be the person who executed the foregoing instrument in behalf of **Jean-Michel Prophete and Fabienne Ribe**, and acknowledged that she executed that same as the free act and deed of the said **Jean-Michel Prophete and Fabienne Ribe**.

WITNESS my hand and official seal this the 1st day of July, 2020.

JEFFREY W. CRISSIM
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Comm. Expires SEPT 7 2020

Notary Public

Commission Expires: _____

LTSR Number:

GTE File: 2020055608