Return to:
File Box 9-B
First Title & Escrow Co., Inc.
#23302

**Prepared by:**
**Realty Title & Escrow Company, Inc.**
**599 Sam Ridley Pkwy West, Suite 107**
**Smyrna, TN 37167**

**STATE OF TENNESSEE**
**COUNTY OF ~~BLOUNT~~ DAVIDSON**
**The actual consideration or value, whichever is greater, for this transfer is $139,900.00**

**Affiant**

**Subscribed and sworn to before me, this 15th day of September, 2004**

**Notary Public**
**My commission expires:** 10-26-05

Davidson County DEEDWARR
Recvd: 09/22/04 07:59 2pgs
Fees:13.00 Taxes:517.63

20040922-0113735

04-0408-51417

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Tafadzwa Weston Mudambanuki<br>1829 Brookmeadow Lane<br>Hermitage TN 37076 | First Horizon Home Loans<br>2525 West End Ave. #400<br>Nashville, TN 37203 | 64-16-D-80 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Lisa Allison-Hill, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Tafadzwa Weston Mudambanuki and wife, Ever V. Mudambanuki, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit: *married

Land in Davidson County, Tennessee, being Lot No. 199, Section Two, Truxton Park, of record in Instrument No. 20010515-0049898, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Lisa Allison, unmarried, (now know as Lisa Allison-Hill), by deed dated November 21, 2001 of record in Instrument No. 20011130-0131532, Register's Office for said County.

Grantor herein makes oath that the property herein described has neither been used as her marital residence nor as the principal residence of her spouse and/or dependents.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1829 Brookmeadow Lane, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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.

WITNESS my hand this 15th day of September, 2004.

Lisa Allison-Hill

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lisa Allison-Hill, with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 15th day of September, 2004.

Theresa D. Dorsey
State of Tennessee at Large

My Commission expires 09/17/05