File No. 250700162

WARRANTY DEED

SANDRA S. TOMLIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TENN. EXPIRES: FEBRUARY 19, 2007

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JULY, 2005.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 08/17/05 14:18 2 pg:
Fees:13.00 Taxes:523.18

20050817-0097774

THIS INSTRUMENT WAS PREPARED BY

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

Cumberland Title
695 President Place, Suite 202
Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Muchiri	Owner	Map 15-14, Group A, Parcel 13 CO
(NAME) 4057 Calumet Drive	(NAME)	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, We, **Robert L. Garman II, and Wife, Katherine A. Garman**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Muchiri, and Carolyne Munga**, _____, 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:

BEING Lot No. 19, Final Plat, CALUMET – PHASE ONE, as shown by plat of record in Plat Book 6900, Page 673, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Robert L. Garman II, and Wife, Katherine A. Nattrass (n/k/a Katherine A. Garman) by deed from Gary W. Buckles and wife, Amy L. Buckles of record in Instrument Number 20010504-0046398, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 4057 Calumet Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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/our hand(s) this 29th day of July, 2005.

Robert L. Garman II

Katherine A. Garman
by Joi Sherrill Atty in fact

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

On this the 29th day of July, 2005, before me personally appeared Joi Sherrill, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Robert L. Garman II and Katherine A. Garman, and who acknowledged that Joi Sherrill executed the same as the free act and deed of the said Robert L. Garman II and Katherine A. Garman by virtue of that Power of Attorney, duly executed by the said Robert L. Garman II and Katherine A. Garman and appearing of record in Instrument Number * , of Register's Office of Davidson County, Tennessee. *20050817009773

Witness my hand and official seal at Smyrna, Tennessee, this 29th day of July, 2005.

My Commission Expires: 12/18/05

Notary Public

NOTARY PUBLIC AT LARGE

File Number: 250700162

RETURN TO:
Cumberland Title
695 President Place, Suite 202
Smyrna, TN 37167