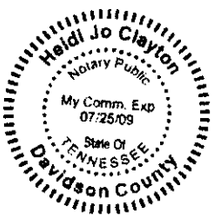
BOX 13
10449

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF OCTOBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 7-25-09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sunday Krukrubo	Sunday Krukrubo	176-5-37
(NAME)	(NAME)	
4460 LaVergne Couchville Pike	4460 LaVergne Couchville Pike	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Steve H. Bourini, and wife, Nancy Bourini, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sunday Krukrubo, and wife, Ine Krukrubo, HEREINAFTER CALLED THE GRANTEES, 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. 17 on the Plan of Final Plat, Hickory Woods, Section A, of record in Plat Book 6900, page 511, Registers Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Steve H. Bourini, by deed of record in Instrument No. 20011003-0107565, Register's Office for Davidson County, Tennessee.

Nancy Bourini joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This instrument is executed on behalf of Steve H. Bourini by Nancy Bourini as his Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20051025-0128877, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 4460 LaVergne Couchville Pike, 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 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. 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.

Davidson County DEEDWARR
Recvd: 10/25/05 15:02 2 pgs
Fees:13.00 Taxes:518.00



20051025-0128878

Witness my hand this 4th day of October, 2005.

_____

* Steve H. Bourini by Nancy Bourini his attorney in Fact
Steve H. Bourini by Nancy Bourini, his Attorney in fact

_____

* Nancy Bourini
Nancy Bourini

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nancy Bourini with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 4th day of October, 2005.

Commission expires: 7-25-09

Heidi Jo Clayton
Notary Public

Heidi Jo Clayton Notary Public My Comm. Exp 07/25/09 State Of TENNESSEE Davidson County

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 4th day of October, 2005, before me personally appeared Nancy Bourini, the person who executed the foregoing instrument on behalf of Steve H. Bourini and who acknowledged that she executed the same as the free act and deed of the said Steve H. Bourini, through Power of Attorney granted her by the said Steve H. Bourini.

Witness my hand and official seal at Nashville, Tennessee this 4th day of October, 2005.

Commission expires: 7-25-09

Heidi Jo Clayton
Notary Public

Heidi Jo Clayton Notary Public My Comm. Exp 07/25/09 State Of TENNESSEE Davidson County