WARRANTY DEED 9073

Davidson County DEEDWARR
Recvd: 08/24/06 10:09 2 pgs
Fees:13.00 Taxes:484.70
20060824-0104365

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$131,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Nashville, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roy Kiberenge	New Owner	**163-04-0-A 523.00CO**
(NAME)	(NAME)	
3001 Hamilton Church Road #523		
(ADDRESS)	(ADDRESS)	
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, **Julie Cira and husband, James Cira**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Roy Kiberenge** 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:

Land in **Davidson** County, Tennessee, being Lot No. **523** on the Plan of **Hamilton Crossings Townhouses**, a Planned Unit Development, of record in Instrument No. 20040212-0016945, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to **Julie Cira and husband, James Cira** by deed of record in Instrument 20050524-0058724, Register's Office for **Davidson** County, Tennessee.

This instrument is executed on behalf of James Cira by Julie Cira as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20060824-0104364, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **3001 Hamilton Church Road #523, 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.

Witness my/our hand(s) this 7th day of August, 2006.

Julie Cira

Julie Cira

James Cira by Julie Cira AIF

James Cira

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 Julie Cira and James Cira the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 17 day of August, 2006.

Commission expires: 11/24/07

Notary Public

ROGER SPROCHI NOTARY PUBLIC AT LARGE DAVIDSON CO. TN

State of Tennessee County of Davidson

On this 17th day of August, 2006 before me personally appeared Julie Cira, the person who executed the foregoing instrument on behalf of James Cira, and acknowledged that she executed the same as the free act and deed of the said James Cira, through Power of Attorney granted Julie Cira, by the said James Cira.

Notary Public

Commission Expires:

ROGER SPROCHI NOTARY PUBLIC AT LARGE DAVIDSON CO. TN