WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/06/07 10:42 2 pgs
Fees:13.00 Taxes:943.13
20071106-0130790

File No. 270801083

JANE GRAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $254,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF OCTOBER, 2007.

Notary Public

MY COMMISSION EXPIRES: [redacted] 9/25/10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney - Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nyasha Kanjanda	Nyasha Kanjanda	Map 174-11-0A Parcel 340.00 CO
(NAME) 2917 Katonka Court	(NAME) same as property address	
(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 GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Jorge A. Santana and wife, Mirsza Santana,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nyasha Kanjanda and Yvonne Matura, both unmarried, as tenants in common with expressed rights of survivorship,** 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 all of Lot No. 239, Can Ridge Farms, Phase VI, Section One, according to plat appearing of record in Instrument Number 20050209-0015098, of the Register's Office of Davidson County, Tennessee, to which plat reference is here made for more complete details of location and description of said lot.

Being the same property conveyed to Signature Partners LLC, by Warranty Deed dated April 8, 2005 from Cane Ridge Farms LLC, A Tennessee Limited Liability Company and filed of record in Instrument 20050422-0045262, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Signature Partnership LLC, A Tennessee Limited Liability Company by Quitclaim Deed dated March 10, 2006 from Signature Partners LLC, A Tennessee Limited Liability Company and filed of record in Instrument 20060320-0031550, Register's Office for said County. Being the same property conveyed to Jorge A. Santana and wife, Mirsza Santana by Warranty Deed from Signature Partnership, LLC a Tennessee limited liability company, dated March 10, 2006 and filed of record in Instrument 20060320-0031551, Register's Office for said County.

This property is subject to: County of DAVIDSON taxes for the year 2008 and subsequent years; Covenants, Conditions and Restrictions as set forth in Deed(s) recorded in Instrument No. 20000905-0087103, Instrument No. 20001204-0119093, Instrument No. 20010815-0088370, and in Instrument No. 20041102-0131848, said Register's Office; HOA charter filed of record in Instrument No. 20010815-0088360, said Register's Office; Easement to United Telephone Company of record in Instrument No. 20020123-0009340, said Register's Office; Transmission line Easement filed of record in Book 4428, page 565, and in Book 4420, page 36, said Register's Office; Easement for Watermain filed of record in Book 5078, page 476, said Register's Office; Subject to all matters as set forth per Plat 20050209-0015098; all in the Register's Office of Davidson County, Tennessee.

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 2917 Katonka Court, Cane Ridge, TN 37122
(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 our hands this 29th day of October, 2007.

Jorge A. Santana

Mirsza Santana

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Jorge A. Santana and Mirsza Santana, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 29th day of October, 2007.

Commission expires: June 22, 2009

Linda V Jones Notary Public

(seal)

File Number: 270801083

RETURN TO:

Bosch Title, LLC
5252 Hickory Hollow Parkway,
Suite 1015
Antioch, Tennessee 37013

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds