Davidson County DEEDWARR
Recvd: 06/03/08 10:29 2 pgs
Fees:13.00 Taxes:641.95

20080603-0056384

Return To:
Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027
L0080203

THIS INSTRUMENT PREPARED BY:
The Title Shop, LLC
1612 Westgate Circle, Suite 213
Brentwood, Tennessee 37027
Office: 615.324.0423

FROM: Thomas Yeargan and Janice A. Yeargan, Grantors
TO: Bonya Bienvenu Itao, and Mamy Bosenge-Bolimbwa, Grantees

WARRANTY DEED

Address New Owner: Numbers	Send Tax Bills to:	Map/Parcel
Bonya Bienvenu Itao Mamy Bosenge-Bolimbwa and husband, Celet Nkobe 5021 Countryside Drive Antioch, TN 37013	Same as Owner	149-05-0-245.00

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for the transfer is $173,500.00.

Affiant

Subscribed and sworn to before me this the 16 day of May, 2008.

My commission expires: 7/27/10

NOTARY PUBLIC

DANA L. AUSTIN
NOTARY PUBLIC
STATE OF TENNESSEE
CHEATHAM COUNTY, TENN.

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, We, **Thomas Yeargan and wife, Janice A. Yeargan**, hereinafter called the Grantors have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto **Bonya Bienvenu Itao, married and Mamy Bosenge-Bolimbwa and husband, Celet Nkobe**, hereinafter called the Grantees, Grantees' heirs and assigns, all of Grantors' right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 88, on the Plan of Pebble Trail, Section 1, of record in Book 6900, Page 990, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Thomas Yeargan and wife, Janice A. Yeargan, by special warranty deed, recorded June 29, 2007 in Instrument No. 20070629-0077553, Register's Office for 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, set back lines, declarations, rights-of-way and easements of record, (4) building restrictions, and (5) other matters of public record.

County and/or City taxes for the year 2008, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorata share thereof to Grantees who will be responsible for payment of said taxes.

The above-described property is improved property known as: 5021 Countryside Drive, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all appurtenances, estate, title, hereditaments and interest thereunto belonging to said Grantees, their heirs, successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said land in fee simple; have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors further covenant and bind ourselves, our heirs and representatives to forever warrant and 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 grades.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 16 day of May, 2008.

"GRANTORS"

Thomas Yeargan

Janice A. Yeargan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared, the within named Thomas Yeargan and Janice A. Yeargan, the bargainors with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Davidson County Tennessee this 15 day of MAY, 2008.

My commission expires: April 4, 2010

Notary Public

{Seal}

PATRICK DAVID MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires April 4, 2010