File Box 30

WARRANTY DEED

Return:

Southeast Title of TN, Inc.
214 Centerview Dr, Ste 101
Brentwood, TN 37027
900965

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,900.00

Jennifer Crowell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF OCTOBER, 2009.

SELINA KNIGHT
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
May 2, 2011

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dieudonne M. Ndinda	New Owner	Map 176-1-B
(NAME)	(NAME)	
112 Sophie Drive		Parcel 33 CO
(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, I, **VALERIE W. GRANDERSON, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DIEUDONNE M. NDINDA,** 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. 135 on the Plan of Maxwell Place P.U.D. of record in Plat Instrument No. 20050418-0042714, as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20050614-0067855, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Valerie W. Granderson by deed from Beazer Homes Corp., a Tennessee corporation, of record in Instrument No. 20080909-0092239, said Register's Office.

This conveyance is subject to (a) 2009 real property taxes; (b) all matters appearing on the plan of record in Instrument No. 20050418-0042714, said Register's Office; and (c) restrictive covenants of record in Instrument No. 20060301-0023937, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 112 Sophie Drive, Antioch, Tennessee 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.

BILL GARRETT, Davidson County
Trans:T20090072631 DEEDWARR
Recvd: 10/26/09 15:12 2 pgs
Fees:13.00 Taxes:576.83
20091026-0098694

Witness my hand this 22 day of October, 2009.

Valerie W. Granderson

Valerie W. Granderson

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 Valerie W. Granderson, the bargainor, 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 purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 22 day of October, 2009.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011