WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110065796 DEEDWARR
Recvd: 10/20/11 13:54 2 pgs
Fees:13.00 Taxes:284.90
20111020-0081807

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of October, 2011.

Notary Public

MY COMMISSION EXPIRES: 11.5.2012

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Pedro K. Ndombe	First Community Mortgage, Inc.	08602002600
(NAME)	(NAME)	
6028 Cortez Court	275 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Donald Prosser and wife, Viola Prosser**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Pedro K. Ndombe, an unmarried person**, hereinafter called the GRANTEE(S), their heirs and/or 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. 98, on the Plan of Dodson Heights, of record in Plat Book 2900, Page 113, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Donald Prosser and wife, Viola Prosser by Deed from Sand Enterprises LLC, a Tennessee Limited Liability Company, dated 06/27/2005 and filed for record on 06/29/2005 in Instrument 200506290074652, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 2900, Page 113, said Register's Office.

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 6028 Cortez Court, Hermitage, TN 37076
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 18th day of October, 2011.

Donald Prosser by Marc Prosser
his attorney-in-fact

Viola Prosser by Marc Prosser
her attorney-in-fact

State of Tennessee
County of Wilson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Marc Prosser, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Donald Prosser and Viola Prosser, and is authorized by them, and does hereby acknowledge the execution of this instrument on their behalf, by virtue of an instrument of record in Instrument No. 20111020-0081806 Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 18th day of October, 2011.

Notary Public
My commission expires: 11.5.2012

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122