BILL GARRETT, Davidson County
Trans:T20110082069 DEEDWARR
Recvd: 12/28/11 10:55 2 pgs
Fees:13.00 Taxes:1128.50
20111228-0101361

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW111003

Send Tax Bills To:
F & M Bank
110 Cadillac Drive, Ste. 100
Brentwood, TN 37027

New Owner is:
Bonaventure Munyampirwa
5405 Oak Chase Drive
Antioch, TN 37013

MAP: 173-04-0-260.00 CO

PARCEL:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Henry Dube, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Bonaventure Munyampirwa and wife, Marie Claire Murora** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Imprived Property Known As: **5405 Oak Chase Drive, Antioch, TN 37013**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 260 on the First Revision of Phase Three, Oak Highlands, a Planned Unit Development, of record in Instrument No. 20020122-0008284, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Henry Dube, by Quitclaim Deed from Lisa Dube, also known as Linda Dube, dated 4/1/10 and recorded 12/7/10 in Instrument No. 20101207-0097416; and being the same property previously conveyed to Henry Dube and wife, Lisa Dube, by Warranty Deed from Victor M. Sosa and wife, Rosalinda Sosa, dated 4/24/08 and recorded 5/6/08 in Instrument No. 20080506-0046796, in the Register's Office of Davidson County, Tennessee.

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated

and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 22nd day of December, 2011.

GRANTOR(S):

Henry Dube

HENRY DUBE

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Henry Dube**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 22nd day of December, 2011.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

NOTARY PUBLIC
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$305,000.00**.

Bonaventure Mungampinwa

AFFIANT

SWORN TO and subscribed before me this 22nd day of December, 2011.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

NOTARY PUBLIC
My commission expires:_____