WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130061358 DEEDWARR
Recvd: 07/18/13 13:26 2 pgs
Fees: 13.00 Taxes: 1147.00
20130718-0074471

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: NOVEMBER 4, 2013

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of July, 2013.

Notary Public

MY COMMISSION EXPIRES: 11-4-2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
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
Nzuzi Vantoto	Franklin American Mortgage Company	
(NAME)	(NAME)	
1216 Iris Meadows Cove	501 Corporate Centre Drive #400	098130C07100CO
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Franklin, TN 37067	
(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, **David W. Hall and wife, Caroline W. Hall**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Nzuzi Vantoto and wife, Misenga Kabongo**, 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. 58, on the Plan of Revision One, Phase Three, The Meadows of Seven Points, of record in Instrument 20021022-0129513, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to David W. Hall, unmarried by Deed from Michael G. Link and wife, Marjorie A. Link, dated 12/30/2010 and filed for record on 01/04/2011 in Instrument 201101040000938, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David W. Hall and wife, Caroline W. Hall by Deed from David W. Hall, dated 12/30/2010 and filed for record on 01/04/2011 in Instrument 201101040000940, Register's Office for Davidson County, Tennessee.

All matters as set forth per Instrument 200210220129513, said Register's Office.
Declaration of Covenants, Conditions and Restrictions for Meadows of Seven Points of record in Book 11670, Page 822, said Register's Office.
Easement of record in Book 11738, Page 776, said Register's Office.
Quitclaim Deed to the Homeowner's Association of record in Instrument 200901070001612, said Register's Office.
Charter to the Homeowner's Association of record in Instrument No. 20000322-0028966, said Register's Office.
County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

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 1216 Iris Meadows Cove, 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 15th day of July, 2013.

David W. Hall

Caroline W. Hall

State of Tennessee
County of Wilson

Personally appeared before me David W. Hall and Caroline W. Hall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of July, 2013.

Notary Public
My Commission Expires: 5/3/2016

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

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