WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M14-1118

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20140053730 DEEDWARR
Recvd: 07/24/14 16:06 2 pgs
Fees:13.00 Taxes:925.00
20140724-0066045

ADDRESS NEW OWNER:
Kanyimbu Vicky Mawawa
676 Williamsport Court
Nashville, TN 37221

SEND TAX BILL TO:
Churchill Mortgage, Corp.
761 Old Hickory Blvd. Ste. 400
Brentwood, TN 37027

MAP/PARCEL 128-03-0B-020.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Adrian A. Tharpe and wife, Lettie M. Tharpe,** has this day bargained and sold, and does hereby transfer and convey unto **Kanyimbu Vicky Mawawa, an unmarried individual,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Final Plat Williamsport Subdivision, Section One, a Residential Planned Unit Development of record in Plat Book 7900, Page (s) 628 and 629, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Adrian A. Tharpe and Lettie M. Tharpe, husband and wife by deed from Craig M. Burr and wife, Lanette Burr of record in Instrument No. 20130228-0020060 Register's Office for Davidson County, Tennessee, dated February 25, 2013 and recorded on February 28, 2013.

This is improved property known as: **676 Williamsport Court, Nashville, Tennessee 37221.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2014 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 7900, page 628, and restrictions in Book 9144, page 703, and encumbrances as may be shown of record in the office of the

Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 21st day of July, 2014.

Adrian A. Tharpe

Lettie M. Tharpe

STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF ~~Davidson~~ POLK

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Adrian A. Tharpe and Lettie M. Tharpe,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 21st day of July, 2014.

NOTARY PUBLIC

My Commission Expires: Sept 10, 2017

ROBERT S STUART
Notary Public - State of Florida
My Comm. Expires Sep 10, 2017
Commission # FF 053116

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $250,000.00.

AFFIANT

Subscribed and sworn to before me this the 21st day of July, 2014.

NOTARY PUBLIC

My Commission Expires: 6-1-15

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires June 1 2015

File No: 147296