BOX 14

27287-3

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$90,000.00.** Affiant Subscribed and sworn to before me, this the 27th day of May, 2015. Notary Public My commission expires: (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20150041143 DEEDWARR
Recvd: 05/28/15 08:53 2 pgs
Fees: 13.00 Taxes: 333.00
20150528-0048893

JUSTIN W. HOWELL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 07-03-2017

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows: **Emmanuel Munyampirwa**	Send Tax Bills To: **NEW OWNER**	Map-Parcel Numbers **Map 108-08-0-C Parcel 010-00co**
1308 Quail Court East		
Nashville, TN 37214		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Russell L. Maddox and Alicia N. Maddox, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Emmanuel Munyampirwa, a married man

HEREINAFTER CALLED THE GRANTEE, HIS 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 Unit No. 10, Lot No. 74 of Quail Valley, Section 2, Phase III, a horizontal property regime established by Master Deed of record in Book 5884, Page 534, the Plat of which is of record in Book 5200, Page 417, 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 Russell L. Maddox, a married man, by Deed dated April 2, 2009 from W. Keith Ridley, a married man, of record in Instrument No. 20090407-0031732, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) The Plan of record in Book 5200, Page 417, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

2) Master Deed of Quail Valley Condominiums, of record in Book 5857, Page 371, Book 5857, Page 502, Book 5869, Page 814, and made applicable to Section 2, Phase III in Book 5884, Page 534, Book 5955, Page 703, and in Book 6903, Page 123, said Register's Office.

3) By-Laws of Quail Valley Homeowners' Association, Inc., of record in Book 5851, Page 793, and as amended in Book 5857, Page 373, and Book 5884, Page 566, said Register's Office.

4) Charter for Quail Valley Homeowners' Association, Inc., of record in Book 6371, Page 105, and as amended in Book 7872, Page 35, said Register's Office.

5) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

6) All matters shown on the plan of record in Book 5200, page 417, Register's Office for Davidson County, Tennessee

This is improved (__X__) Unimproved (____) property, known as **1308 Quail Court East, Nashville, TN 37214**

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 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.

Witness my/our hand(s) this **27th** day of **May, 2015.**

Russell L. Maddox

~~Alice N. Maddox~~
Alicia N. Harper

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Russell L. Maddox and** ~~Alice~~ Alicia **N. Maddox,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **27th** day of **May, 2015.**

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

Notary Public

My Commission Expires: