(1)

WARRANTY DEED

This instrument prepared by:
Christopher J. Thornton, P.C.
1661 Aaron Brenner Drive #301
Memphis, TN 38120
901-758-2580
Cartus File #2573998

Return to:

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value for this transfer, whichever is greater, is $ 220,000.00

Affiant

Subscribed and sworn to me, this the 11th day of June, 20 15

Notary Public

My commission expires: 9-20-2017

LISA S. GEOGHEGAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Property Address:	Property owner and mail tax bills to:	Parcel ID:
7509 Stecoah Street BRENTWOOD, TN 37027	ARK-LA-TEX Financial Services, LLC DBA Benchmark Mortgage 5160 Tennyson Parkway, Ste. 2000 W Plano, TX 75024	Map 181-3-A Parcel 293CO

THIS INDENTURE is made effective the 11th day of June, 20 15, by **Anthony Munyaka and wife, Hannah Kamau**, First Parties, for the purpose of conveying the premises described herein to Kreijonsky X. Bougard and Tamekia L. Bougard, husband and wife as *, Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand. *joint tenants

WITNESSETH:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

Land in Davidson County, Tennessee, being Lot No. 102 as shown on the Plan of Indian Creek, Revision One, Section Two of Phase One, of record in Instrument No. 20070720-0086794, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Anthony Munyaka by Warranty Deed from Lake Forest Homes, Inc., a Tennessee corporation dated December 28, 2012 of record in Instrument No. 20130102-0000470m Register's Office for Davidson County, Tennessee. Hannah Kamau, wife of Anthony Munyaka, joins in the execution of this instrument to convey any interest she may have in subject property, marital or otherwise.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Subdivision restrictions, building lines, easements and other matters of record including, without limitation, Declaration of Covenants, Conditions and Restrictions contained in the Instrument of record in Book 10752, Page 553 and in Instrument No. 20070606-0067791, Plan of record in Instrument No. 20070720-0086794, Storm Water Detention Agreement of record in Instrument No. 20041025-01278024 and Instrument No. 20060526-0062237, Charter of Indian Creek Homeowner's Association, Inc. of record in Book 11031, Page 79 and Quitclaim Deed conveying open space to Homeowner's Association of record in Instrument No. 20130516-0049304, all in the Register's Office for Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

[CONTINUED ON FOLLOWING PAGE]

BILL GARRETT, Davidson County
Trans: T20150047309 DEEDWARR
Recvd: 06/15/15 13:33 2 pgs
Fees: 13.00 Taxes: 814.00
20150615-0056586

THIS conveyance is made subject to applicable restrictions, building setback lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 2015, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WHEREOF, *the said First Party have hereunder set their hand and seal effective the day and year first above written.*

Anthony Munyaka

Hannah Kamau

STATE OF Tennessee)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Anthony Munyaka**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Davidson County, this the 25 day of APRIL, 2015

NOTARY PUBLIC

DHARAM PAL GOYAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2018

My Commission Expires:
05/08/2018

STATE OF TN)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Hannah Kamau**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Davidson County, this the 25 day of APRIL, 2015

NOTARY PUBLIC

DHARAM PAL GOYAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2018

My Commission Expires:
05/08/2015

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.