WARRANTY DEED

RR15-0408

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,000.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF September, 2015.

Notary Public

MY COMMISSION EXPIRES: 3/20/18
(AFFIX SEAL)

PAMELA JO SMITHSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andre Munyankindi	US Bank, NA	
408 Woodsman Court	(NAME) PO Box 7298	
(ADDRESS) Nashville, TN 37214-4344	(ADDRESS) Springfield, OH 45501-7298	108-16-0-319.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JAMES MARSHALL AND WIFE, PATRICIA A. MARSHALL, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANDRE MUNYANKINDI AND MARIE CLAIRE MUNYANKINDI, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that 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. 96B on the Plan of Zone Lot Divisions, Lots 89-90-91-94-95-96 & 97, Percy Priest Woods, Section IV of record in Plat Book 6250, Page 357, and amended in Book 6250, Page 717, 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 James Marshall and wife, Patricia A. Marshall by Quitclaim deed from James Marshall of record in Instrument No. 20110317-0020893 Register's Office for Davidson County, Tennessee, dated July 15, 2010 and recorded on March 17, 2011.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 6250, Page 717 and Plat Book 6250, Page 357, Book 5984, Page 865, amended in Book 6020, Page 270 and Book 6097, Page 11, Book 6071, Page 482, Book 6071, Page 491, Book 6147, Page 886, Book 6147, Page 893; Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 408 Woodsman Court, Nashville, Tennessee 37214-4344
(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 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 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 25th day of September, 2015.

James Marshall

Patricia A. Marshall

Davidson County DEEDWARR
Recvd: 09/28/15 15:34 3 pgs
Fees:18.00 Taxes:477.30
20150928-0098456

STATE OF Tennessee
COUNTY OF Davidson

On this the 25th day of September, 2015, before me personally appeared James Marshall and wife, Patricia A. Marshall to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 25th day of September, 2015.

Notary Public

My Commission Expires: 2/21/2017

(SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification

I, Cari Mule' do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Robyn DuBray, a notary public for this county and state, Cari Mule', who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 02/21/17

