BILL GARRETT, Davidson County
Trans:T20160008183 DEEDWARR
Recvd: 02/01/16 09:04 2 pgs
Fees:13.00 Taxes:388.50
20160201-0009155

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

Subscribed and sworn to before me, this 29TH DAY OF JANUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: 7/2/2018

(AFFIX SEAL)

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andre Munyankindi and Marie Claire Munyankindi, husband and wife	U S Bank NA (NAME)	108080D03100CO
3206 East Lake Drive, Unit 31 (ADDRESS)	300 Pleasant Grove Rd., Ste. 110 (ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Mt. Juliet, TN 37122 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Paul L. Conquest, hereinafter called the Grantors, 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 Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN CONDOMINIUM IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: UNIT 31, LOT NO. 59, IN A HORIZONTAL PROPERTY REGIME, AS SHOWN ON THE CONDOMINIUM SITE PLAN, SECTION 3, PHASE V, QUAIL VALLEY, AS OF RECORD IN PLAT BOOK 5200, PAGE 435, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO DEBORAH P. FINN BY WARRANTY DEED FROM DAVID A. BLIER, OF RECORD AS INSTRUMENT 200005230051746 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID DEBORAH P. FINN SINCE DIED, AND BY HER WILL ADMITTED TO PROBATE BY ORDER OF THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, PROBATE DIVISION, CASE 12P-349, DEVISED THE PROPERTY TO PAUL L. CONQUEST AND THE PROBATE WAS CLOSED BY ORDER OF SAID COURT ENTERED MARCH 31, 2015. SUE JARRELD AND PAUL L. CONQUEST, CO-EXECUTORS OF THE ESTATE OF DEBORAH P. FINN, FURTHER CONVEYED SAID PROPERTY TO PAUL L. CONQUEST BY EXECUTOR'S DEED OF RECORD AS INSTRUMENT 20141119-0106764, SAID REGISTER'S OFFICE.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3206 East Lake Drive, Unit 31, Nashville, TN 37214
(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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 29th day of January, 2016.

WARRANTY DEED
(Continued)

Paul L. Conquest

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul L. Conquest, the herein bargainor(s), 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 official seal, this the 29th day of January, 2016.

Notary Public

My Commission Expires: 7/4/2018

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072