WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160019836 DEEDWARR
Recvd: 03/10/16 14:10 2 pgs
Fees:13.00 Taxes:499.50
20160310-0023161

MELINDA SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSER IS **$135,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF MARCH, 2016

Notary Public

MY COMMISSION EXPIRES : 3/6/18

THIS INSTRUMENT WAS PREPARED BY :
Rose Tignor, Attorney for Main Street Title, Inc., 2231 N. Mt Juliet Rd, #203, Mount Juliet TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: Abdisalan Mganga	**SEND TAX BILLS TO:** Movement Mortgage, LLC	**MAP-PARCEL NUMBERS**
(NAME) 4601 Xavier Dr	(NAME) P.O. Box 10610	148080093.00
(ADDRESS) Antioch, TN 37013	(ADDRESS) Virginia Beach, VA 23450	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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

Steven V. Yates, an unmarried person

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

Abdisalan Mganga, an unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:
Land in Davidson County, Tennessee, being all of Lot No. 126, on the Plan of Section Two, Oakwood Terrace, as shown by plat appearing of record in Book 4460, Pages 118 and 119, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.
Being part of the same property conveyed to William T. Baty by Quit Claim Deed dated December19, 2005 of record in Instrument No. 20051219-0151859, Register's office for Davidson County, Tennessee.
This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.
Being the same property conveyed to Steven V. Yates, an unmarried person by Warranty Deed dated 12/06/2006 from William T. Baty, an unmarried person of record in Instrument No. 20061212-0153460, Register's Office of Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **4601 Xavier Dr, Antioch, TN 37013**
(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 5 day of March, 2016.

Steven V. Yates

STATE OF Tennessee

COUNTY OF Henderson

Personally appeared before me, a Notary Public of said County and State, **Steven V. Yates** the within named Seller(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 at office on 5 day of March, 2016.

Notary Public. My Commission Expires: 7/5/2016

KAY D. MULLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DECATUR