STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $85,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 5th day of May, 2016.

NOTARY PUBLIC

My commission expires: 4/17/19

TAMMY DUNCAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20160038313 DEEDWARR
Recvd: 05/09/16 10:50 2 pgs
Fees:13.00 Taxes:314.50
20160509-0045652

| NAME & ADDRESS OF PROPERTY OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBERS: |
|---|---|---|
| Sandra Reynolds | SAME AS NEW OWNER | 136100B03100CO |
| (NAME) | (NAME) | |
| 201 Seneca Forest Court | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37217 | | |

# Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Nzuzi Vantoto and Misenga Kabongo, husband and wife,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Sandra Reynolds, an unmarried woman**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows:

Being Lot No. 50, Unit 50 Condominium site plan Lots 15-20 and 41-56 of Priest Lake Forest, Section 4, a Horizontal Property Regimes established by Master Deed of record in Book 5931, Page 645, an in Book 6106, Page 610, amended in Book 6199, page 270, the plat of which is of record in Plat Book 5200, Page 573, amended in Plat Book 5200, Page 574, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Nzuzi Vantoto and Misenga Kabongo, husband and wife by deed from DLJ Mortgage Capital, Inc., of record in Instrument No. 20080924-0097025, Register's Office of Davidson County, Tennessee.

This description is the same as in the prior deed.

This property is __unimproved _X_improved property known as: 201 Seneca Forest Court, Nashville, TN 37217.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 5th day of May, 2016.

Nzuzi Vantoto

Nzuzi Vantoto

Misenga Kabongo by Nzuzi Vantoto her attorney-in-fact

Misenga Kabongo by Nzuzi Vantoto
her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nzuzi Vantoto and Misenga Kabongo, the herein bargainor, 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 official seal, this the 5th day of May, 2016.

Tammy Duncan

Notary Public
My Commission Expires: 4/17/19

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

On this 5th day of May, 2016, before me personally appeared before me, a Notary Public in and for the aforesaid County and State, Nzuzi Vantoto, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Misenga Kabongo, as evidenced by Power of Attorney of record in Instrument No. 20160509-0045651 Register's Office of Davidson County, Tennessee, and acknowledged that such person executed the same as the free act and deed of Misenga Kabongo.

Witness my hand and official seal, this the 5th day of May, 2016.

Tammy Duncan

Notary Public
My Commission Expires: 4/17/19

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

**After Recording Return to:**
**Birthright Title, LLC**
**2734 N. Mt. Juliet Road**
**Mt. Juliet, TN 37122**