This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title Services, LLC
2000 Glen Echo Rd, Ste 100
Nashville, Tennessee 37215

MAP/GROUP/PARCEL 176010A09300CO

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Rodney Grubbs and April Grubbs
7033 Hickory Pass Lane
Antioch, TN 37013

Davidson County DEEDWARR
Recvd: 07/19/16 16:14 2 pgs
Fees:13.00 Taxes:732.60
20160719-0074443

SEND TAX BILLS TO:

SAME

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **BRIGITTE K. KITENGE,** an unmarried woman, have this day bargained and sold and do hereby transfer and convey unto **RODNEY GRUBBS AND APRIL GRUBBS**, husband and wife, their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND in Davidson County, Tennessee, and being described as follows, to-wit:

BEING Lot No. 93 on the Plan of The Estates of Hickory Woods, of record in Instrument No. 20010412-0036163, of the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Brigitte K. Kitenge, by Quitclaim Deed from Leon L. Kitenge, dated September 18, 2015, appearing of record in Instrument No. 20150924-0097112, of the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

Subject to any and all matters shown on Plan of Record in Instrument No. 20010412-0036163 in the Register's Office of Davidson County, Tennessee.; Restrictive Covenants contained in Instrument No. 20010814-0087812, and By-Laws of Record in Book 7932, Page 648, in the Register's Office of Davidson County, Tennessee.; Storm Water Detention Agreement of Record in Instrument No 20010208-0012477 in the Register's Office of Davidson County, Tennessee.; Deed of Conveyance for water and sewer mains of record in Book 8169, Pages 571 and 579 in the Register's Office of Davidson County, Tennessee.; Charter of The Estates of Hickory Woods Homeowner's Association, Inc of record in Instrument No. 20010809-0085970 in the Register's Office of Davidson County, Tennessee.; Conveyance of Common Areas to Homeowner's Association of Record in Instrument No. 20010814-0087811 and recorded in Instrument No. 20011023-00115250 in the Register's Office of Davidson County, Tennessee.;

This is improved property known as 7033 Hickory Pass Lane, Antioch, TN, 37013.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that she is lawfully seized and possessed of said parcel of real estate, and that she has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2016 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 15th day of July, 2016.

[Space Below This Line For Recording Data]

Brigitte K. Kitenge

Brigitte K. Kitenge

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Brigitte K. Kitenge, the within named bargainors, 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 (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 15th day of July, 2016.

NOTARY PUBLIC

My Commission Expires: 6-30-18

LISA WHITE STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 06-30-2018 WILLIAMSON COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $198,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 15th day of July, 2016.

NOTARY PUBLIC

My Commission Expires: _____

VENIKKIA CUNNINGHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 9-25-2019

Certificate of Authenticity

I, ASHLEE D PAGE, 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 herewith 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 Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19

VENIKKIA CUNNINGHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 9-25-2019

[Space Below This Line For Recording Data]