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

MAP/GROUP/PARCEL 034050A07700CO

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Tyronne Bastian Jr.
593 Thomas Jefferson Circle
Goodlettsville, TN 37115

SEND TAX BILLS TO:
Same address as new owner

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, **YOLANDA LEE N/K/A YOLANDA LEE-MWAI, MARRIED** "Grantor(s)" has this day bargained and sold and do hereby transfer and convey unto **TYRONNE BASTIAN** married man "Grantee(s)", his heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Unit No. 77 on the Plan of Monticello Manor, as of record in Plat Book 6250, page 551, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Yolanda Lee n/k/a Yolanda Lee Mwai, married, by Warranty Deed from Charles Dalton Wimberly and wife, Dorothy K. Wimberly, dated September 30, 2003, appearing of record in Instrument No. 20031016-0153379 , of the Register's Office for Davidson County, Tennessee.

George Mwai joins herein to convey any and all marital rights he may have in and to the property by virtue of her marriage to Yoland Lee-Mwai.

THIS CONVEYANCE IS SUBJECT TO:

Subject to all matters shown on the Plan of record in Plat Book 6250, page 551, Register's Office for Davidson County, Tennessee.; Easement to City of Goodlettsville of record in Book 4530, page 215, Register's Office for Davidson County,Tennessee.; Easement to American Telephone and Telegraph of record in Book 1229, page 138, Register's Office for Davidson County,Tennessee.; Easement to US Sprint Communication Co. of record in Instrument No. 20140114-0003779, Register's Office for Davidson County,Tennessee.; Quitclaim Deed for Common Area of record in Book 6716, page 749, and rerecorded in Book 6717, page 362, Register's Office for Davidson County,Tennessee.; By-Laws of Monticello Manor of record in Book 6643, page 950, and amended in Book 11259, page 944, and in Instrument No. 20050228-0021548, Register's Office for Davidson County, Tennessee.; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Covenants, Conditions and Restrictions of Monticello Manor Subdivision of record in Book 6643, page 958, as corrected in Book 7824, page 91, all of the Register's Office of Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.

This is improved property known as 593 Thomas Jefferson Circle, Goodlettsville, TN, 37115.

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), his heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that her is lawfully seized and possessed of said parcel of real estate, and that her have 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).

BILL GARRETT, Davidson County
Trans:T20160080161 DEEDWARR
Recvd: 09/13/16 12:34 2 pgs
Fees:13.00 Taxes:333.00
20160913-0096197

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), his 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 29th day of August, 2016.

Yolanda Lee Mwai

Yolanda Lee Mwai

George Mwai

George Mwai

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Yolanda Lee Mwai* the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 29th day of August, 2016.

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

NOTARY PUBLIC

My Commission Expires: _____

LW

* and George Mwai

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is ~~$XXX.XX~~ $90,000.00 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 29th day of August, 2016.

NOTARY PUBLIC

My Commission Expires: _____

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

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