WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160097949 DEEDWARR
Recvd: 11/04/16 13:05 2 pgs
Fees: 13.00 Taxes: 1054.50
20161104-0117072

DANIEL HEARD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of November, 2016.

Notary Public

MY COMMISSION EXPIRES: 8.4.2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Solomon Kimani	Same as new owner	156010C01400C
(NAME)	(NAME)	
708 E Colony Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Lucy C. Muse, an unmarried woman f/k/a Lucy C. Dow**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Solomon Kimani, a single man**, hereinafter called the GRANTEE (S), his heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 14 on the plan of the subdivision of East Colony at Riverbend as of record in Plat Book 7900, Page 733, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Lucy C. Dow, a married person by Warranty Deed dated 06/11/2004 from Brandon K. MacDonald and wife Marci B. MacDonald of record in Instrument 200406150070610, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters as set forth on Plat of record in Book 7900, Page 733; (2) Declaration of Covenants, Conditions and Restrictions of record in Book 5354, Page 765, Re-recorded Restrictions of record in Book 5403, Page 5; (3) Declaration of Restrictive Covenants for the South Colony at River Bend of record in Book 7199, Page 119; (4) Charter of record in Book 10841, Page 541, in the 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.

unimproved ☐

This is improved ☑ property, known as 708 E Colony Court, Nashville, TN 37221
(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 GRANTEE(S), his heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his heirs and/or 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 hand this 3rd day of November, 2016.

Lucy C. Muse

State of Tennessee
County of Williamson

Personally appeared before me Lucy C. Muse, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 3rd day of November, 2016.

Notary Public Chris Jackson
My Commission Expires: March 18, 2019

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129