WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160103133 DEEDWARR
Recvd: 11/22/16 09:16 2 pgs
Fees:13.00 Taxes:721.50
20161122-0123050

KIM MURRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE (KM)
COUNTY OF ~~Wilson~~ WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of November, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/25/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kwaghdoo A. Bossuah	New Owner	096 16 0 036.00
(NAME)	(NAME)	
3339 Percy Priest Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, we, **Rilla Jean Menchaca and Floren W. Menchaca, wife and husband**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Kwaghdoo A. Bossuah and Terngu B. Bossuah, Wife and Husband**, hereinafter called the GRANTEE(S), 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 all of Lot No. 35 on the Plan of Hickory Bend Subdivision, Section 5, of record in Plat Book 3600, Page 45, 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 Rilla Jean Menchaca by Warranty Deed from Walter Wayne Dube and wife, Dorothy J. Dube, dated 12/06/2012 recorded 12/07/2012, of record in Instrument No. 20121207-0113052, in the Register's Office for Davidson County, Tennessee. Floren W. Menchaca joins in to convey any marital interest he may have in said property.

Subject to (1) all matters shown on the plat of record in Plat Book 3600, Page 45, in the Register's Office for Davidson County, Tennessee and (2) Covenants, conditions, easements and restrictions of record in Book 3642, Page 478, in the Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record.

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 3339 Percy Priest Drive, Nashville, TN 37214

(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), 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), 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 our hands this 18th day of November, 2016.

Rilla Jean Menchaca

Floren W. Menchaca

State of Tennessee
County of Wilson

Personally appeared before me Rilla Jean Menchaca and Floren W. Menchaca, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 18 day of Nov, 2016

Notary Public

My Commission Expires: 8-14-17

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122