16NT00361

Davidson County DEEDWARR
Recvd: 12/14/16 15:04 3 pgs
Fees:18.00 Taxes:443.63
20161214-0131305

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF December, 2016.

Notary Public
MY COMMISSION EXPIRES: 10/7/19
File No. G16-6740D

SEAN HUDDLESTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: OCTOBER 7, 2019

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Natali Mori Akeri Leri, unmarried (NAME)	New Owner (NAME)	050 11 0A 054.00 CO
3294 Rainwood Drive (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Munyaneza Jean-Bosco, and wife, and Niragira Claudine**, (AKA Claudine Niragira Munyaneza) HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Natali Mori Akeri Leri, unmarried**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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. 54 as shown on the map entitled TIMBERWOOD CLUSTER LOT DEVELOPMENT of record in Instrument # 20080211-0013669 through 20080211-0013671, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to Munyaneza Jean-Bosco and wife Niragira Claudine from Nashville Area Habitat For Humanity, Inc., a Tennessee non-profit corporation, by Special Warranty Deed dated October 18, 2010, as Instrument No. 20101020-0083973, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Instrument # 200802110013672, 201002020008170, 201003160019843, 201009100072176, & 201009290077630, and in any allied instrument(s) referred to in said restrictions.
2. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.
3. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument # 200802110013669 thru 200802110013671, Register's Office for Davidson County, Tennessee.
4. Charter of Homeowner's Association of record in Instrument # 201409090082470, Register's Office for Davidson County, Tennessee.

5. Storm water Detention Agreement as recorded in Instrument # 200705010051523, Register's Office for Davidson County, Tennessee.

The 2016 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 3294 Rainwood Drive, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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/our hand(s) this 9th day of December, 2016.

Munyaneza Jean-Bosco — December 09, 2016
Munyaneza Jean-Bosco — Date

Niragira Claudine AKA — December 09, 2016
Niragira Claudine — Date

*Claudine Niragira Munyaneza

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Munyaneza Jean-Bosco, and wife, and Niragira Claudine*, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 9th day of December, 2016.

My Commission Expires:_____

Notary Public

C. TODD SCHOLAR NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY EXPIRES 8-21-18

Dan

* AKA Claudine Niragira Munyaneza

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Certificate of Authenticity

I, Edward A. Cooper, 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, Jacqueline G. Brown, a notary public for this county and state, Edward A. Cooper 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: 11-5-18

Notary's Seal (if on paper)

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY