WARRANTY DEED

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

P-VRES-16-5829-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,500.00.

Dieudonne Kaswa
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF JANUARY, 2017.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 8/20/19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Dieudonne Kaswa	**SWBC Mortgage Corp.**	
(NAME) **5829 Monroe Xing**	(NAME) **9311 San Pedro Ave., Ste. 100**	**163-16-A-15.00CO**
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) **San Antonio, TX 78216**	
(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 consideration, the receipt of which is hereby acknowledged, **KYLE ANDERSON AND ANGEL ANDERSON, MARRIED**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DIEUDONNE KASWA, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 115 on the Plan of Phase One, Provincetown, a Horizontal Property Regime with Private Elements as shown on Exhibit A-1 of the Declaration of Protective Covenants, Conditions, Restrictions and Easements of record in Instrument No. 20031119-0168785, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Kyle Anderson and Angel Anderson, husband and wife, by Warranty Deed from Joseph F. Roy, recorded July 2, 2015 in Instrument No. 20150702-0064124, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- All matters shown on Plans of record in Instrument Nos. 20040218-0018388 and 20080729-0077387;
- Covenants, Conditions and Restrictions of record in Instrument Nos. 20031119-0168785, 20050609-0066104, 20060825-0105504 and 20080812-0082993;
- Development and Easement Agreement and Agreement to Share Costs in Instrument No. 20031124-0170577;
- Quitclaim Deed conveying common areas of record in Instrument Nos. 20031120-0169428 and 20050803-0091277;
- Conveyance of Stream Buffers and Drainage Easement to HOA of record in Instrument No. 20080226-0018727;
- Storm Water Detention Agreement of record in Instrument No. 20030910-0132287;
- Subject to Sewer Easement of record in Book 7306, Page 109, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5829 Monroe Xing, Antioch, Tennessee 37013**.

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), their heirs and 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), their heirs and 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.

BILL GARRETT, Davidson County
Trans:T20170002826 DEEDWARR
Recvd: 01/11/17 10:58 2 pgs
Fees:13.00 Taxes:493.95
20170111-0003180

Witness my/our hand(s) this the 6th DAY OF JANUARY, 2017.

Kyle Anderson by John Gleaves, Attorney-In-Fact

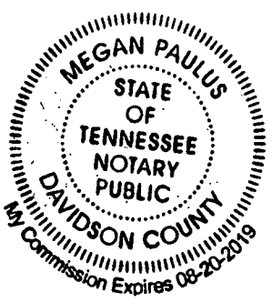
Angel Anderson by John Gleaves, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of KYLE ANDERSON AND ANGEL ANDERSON, and who acknowledged he/she/they executed the same as the free act and deed of the said KYLE ANDERSON AND ANGEL ANDERSON.

Witness my hand and official seal, this the 6th of January, 2017.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212