WARRANTY DEED

Bill Garrett Davidson County
Batch# 15468 **DEEDWARR**
10/19/2017 01:14:52 PM 2 pgs
Fees: $13.00 Taxes: $851.00

20171019-0107210

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10 day of OCTOBER 2017.

Notary Public

MY COMMISSION EXPIRES: 4/18/21 (AFFIX SEAL)

PATRICIA L. HURT NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Mt. Juliet, 541 N Mt. Juliet Rd, Ste. 2202, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Lydia Manenge and Justin Ntakirutimana	NEW OWNER	149 04 0 168.00
(NAME)	(NAME)	
2528 Deerpath Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Thirty Thousand And No/100 Dollars ($230,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **John R. Hardin and Margaret Hardin, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Lydia Manenge and Justin Ntakirutimana, wife and husband**, 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. 488 on the Plan of Edge-O-Lake Estates, Section VII, of record in Book 3700, page 79, Register's Office for Davidson County, Tennessee.

Said Lot No. 488 fronts 80.0 feet on the northeasterly margin of Deerpath Drive and extends back between parallel lines 150.0 feet to a dead line.

Being the same property conveyed to John R. Hardin and wife, Margaret J. Roberts Hardin by Warranty Deed from Boyd Dale Roberts and wife, Jacqueline Roberts dated August 13, 1993 and recorded August 19, 1993 in Book 9052, Page, 701 in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐

This is improved ☒ property, known as 2528 Deerpath Dr, Nashville, TN 37217

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, has 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. 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 5 day of October, 2017

John R. Hardin

Margaret Hardin

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named John R. Hardin and Margaret Hardin, husband and wife, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of October, 2017.

Notary Public

My Commission Expires: October 9, 2019

(SEAL)

JULIA A. HIRT
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 10-9-2019

File Number: MTJ-175742SSO