Bk 29

Bill Garrett Davidson County
Batch# 124526 DEEDWARR
08/03/2018 01:52:52 PM 2 pgs
Fees: $13.00 Taxes: $924.63

20180803-0076476

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 1/6/20
(AFFIX SEAL)

KIMBRA R. ROUSH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires JAN 6, 2020

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 18-0574

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Floyd Sesson, Jr. and wife, Judith Sesson and Marcus E. Sesson, unmarried	The Tennessee Credit Union	108040A01300
(NAME) 1105 Fitzpatrick Road	(NAME) 1400 8th Ave., S.	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED FORTY-NINE THOUSAND NINE HUNDRED AND NO/100 DOLLARS ($249,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
ANDRE MUNYANKINDI AND WIFE, MARIE C. MUNYANKINDI,
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
FLOYD SESSON, JR. AND WIFE, JUDITH SESSON AND MARCUS E. SESSON, 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. 13 on the Plan of Section One, Villages of Larchwood as of record in Plat Book 7900, Page 106, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal descrpition.

Being the same property conveyed to Andre Munyankindi and wife, Marie C. Munyankindi by deed from Cendant Mobility Financial Corporation, a Delaware Corporation of record in Instrument 20020605-0068514, Register's Office for said County, dated May 20, 2002.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 8067, Page 792 and Book 8150, Page 765, said Register's Office.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 7900, Page 106, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1105 Fitzpatrick Road, Nashville, TN 37214
(House No.) (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 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. 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 2nd day of August, 2018.

Andre Munyankindi

Andre Munyankindi

Marie C. Munyankindi

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 Andre Munyankindi and Marie C. Munyankindi, 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 at Nashville, Tennessee, this 2nd day of August, 2018.

My Commission Expires: 5/5/20

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.