Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT1809003961

THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney

Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Itchimboelo Ngabwe & Francoise Mashimango
1060 Blue Mountain Lane
Nashville, TN 37013
SEND TAX BILLS TO:

SAME

Karen Y Johnson Davidson County
Batch# 157093 **DEEDWARR**
11/06/2018 12:42:37 PM 2 pgs
Fees: $13.00 Taxes: $943.13
20181106-0109976

WARRANTY DEED

(Map 135-14-0A, Parcel 210.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, the undersigned, **KARL L. GREENE, unmarried,** hereinafter referred to as "Grantor", has bargained and sold and does hereby transfer and convey unto **ITCHIMBOELO NGABWE and FRANCOISE MASHIMANGO, husband and wife,** hereinafter referred to as "Grantees", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 210 on the plan of Pinnacle Point, Phase 5, of record in Book 8250, Page 842, as amended in Book 10890, Page 215, Book 10900, Page 400 and Book 11408, Page 966, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.
>
> BEING the same property conveyed to Karl L. Greene, by Special Warranty Deed from U.S. Bank, N.A., as Trustee for the registered holders of Home Equity Asset Trust 2005-5, Home Equity Pass-Through Certificates, Series 2005-5, a corporation organized and existing under the laws of the United States, dated March 21, 2008, of record in Instrument No. 20080408-0035348, in the Register's Office of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Book 8250, page 842, corrected by Surveyor's Certificate of Correction of record in Book 11408, page 966; to Restrictive Covenants of record in Book 6405, page 169; to Homeowner's association charter of record in Book 7058, page 234, all in the Register's Office for Davidson County, Tennessee; to Conveyance of Common Area of record in Book 7032, page 730; to Homeowners Association By-Laws of record in Book 7032, page 730, amended in Book 7067, page 739 and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 1060 Blue Mountain Lane, Nashville, TN 37013.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantor covenants with the said Grantees that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same

is unencumbered except as noted herein, and for the 2018 real property taxes which will be prorated at closing and paid by the Grantor.

Grantor further covenants and binds Grantor, his heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND and signature on this the 2nd day of November, 2018.

KARL L. GREENE Karl L. Greene
By John Corey Greene, his attorney in fact
BY: JOHN COREY GREENE, HIS 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, the within named John Corey Greene, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument on behalf of Karl L. Greene, and acknowledged that he executed the same as the free act and deed of the said Karl L. Greene for the purposes therein contained, by virtue of a Power of Attorney recorded in Instrument No. 20181106-0109975, in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal, this the 2nd day of November, 2018.

J. Kasey Talbott
Notary Public

My Commission Expires: **May 15th, 2021**

(SEAL)

J KASEY ALBOTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $254,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 2nd day of November, 2018.

J. Kasey Talbott
Notary Public

My commission Expires: **May 15th, 2021**

File No. 20180753

J KASEY ALBOTT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY