THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 190922700**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $276,500.00 Affiant Subscribed and sworn to before me, this 11th day of October, 2019. Notary Public My Commission Expires:

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Karen Johnson Davidson County
Batch# 307125 DEEDWARR
10/28/2019 02:28:31 PM 2 pgs
Fees: $13.00 Taxes: $1,023.05
20191028-0110327

WARRANTY DEED

Address New Owner: Monique Uwamurera and Amani Karisa 5517 Dory Drive Antioch TN 37013	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 151-09-0B-209.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nathan Bunch and Nicole June Johnson n/k/a Nicole June Bunch, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Monique Uwamurera, a married woman and Amani Karisa, a single man, as joint tenants with right of survivorship** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 196 on the Plan of Final Plat of Phase 4, Lakeside Cove at Percy Priest of record in Plat at Instrument No. 20070607-0068360, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Nathan Bunch, an unmarried man, and Nicole June Johnson, an unmarried woman, as joint tenants with right of survivorship by Warranty deed from Centex Homes, a Nevada General Partnership of record in Instrument No. 20080128-0008424 Register's Office for Davidson County, Tennessee, dated January 24, 2008 and recorded on January 28, 2008.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20070607-0068360, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Protective Covenants, Conditions, Restrictions and Easements for Lakeside Cove with By-Laws appended thereto, of record in Instrument Number 20041105-0133677, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or

restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
Easement for Water Mains of record in Book 8175, Page 783, in the Register's Office for Davidson County, Tennessee.
Easement for Storm Water Detention of record in Instrument Number 20040914-0110817, Book 2336, Page 614, Book 4428, Page 571, Instrument No. 20020212-0018699 and Instrument No. 20050419-0043678, in the Register's Office for Davidson County, Tennessee.
Quitclaim Deed to HOA of record in Instrument Number 20100219-0012873, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 5517 Dory Drive Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 11th day of October, 2019.

Nathan Bunch

Nicole June Bunch

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nathan Bunch and Nicole June Bunch, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of October, 2019.

Nathan L. Powers
Notary Public
My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY