THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 311135 DEEDWARR
11/05/2019 09:12:23 AM 2 pgs
Fees: $13.00 Taxes: $1,822.25

20191105-0114030

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Laura Kigweba and Simoni L. Kigweba 5232 Almadale Circle Brentwood, TN 37027	CapStar Bank 2002 Richard Jones Rd Ste A380 Nashville, TN 37215	171-04-0A-026.00-C

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Frederick J. Lewis, Jr. and Sarah Jane Lewis, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Laura D. Kigweba and Simoni L. Kigweba, Wife and Husband,** , hereinafter called the Grantees, their heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 26, on the Plan of Section One, Brownstone, R40 Residential P.U.D., of record in Plat Book 9700, Page(s) 496 and 497, 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 Frederick J. Lewis, Jr, and Sarah Jane Lewis, husband and wife, by Warranty Deed from Steven E. Simpson and Kelsi O Simpson, husband and wife, of record on July 5, 2016, at Instrument No. 20160705-0068102, Davidson County Register of Deeds.

This property is commonly known as 5232 Almadale Circle, Brentwood, TN 37027.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs

and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 1 **day of November, 2019**:

Frederick J. Lewis Jr.

Sarah Jane Lewis

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Frederick J. Lewis Jr.** and **Sarah Jane Lewis,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 1 day of November, 2019:

Notary Public

My Commission Expires: 5/31/22

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF Wilson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$492,500.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 1 DAY OF November, 2019:

Notary Public

My Commission Expires: 10/20/20

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY