This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater is $284,000.00.

Affiant

Subscribed and sworn before me this the 29th day of May, 2020.

Notary Public
My commission expires: 12/4/2020

JASON R. JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 412325 DEEDWARR
06/09/2020 11:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,050.80
20200609-0058971

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Moses Ssekabira	Peoples Home Equity	064-09-0 053.00
109 Center Street	PO Box 961292	
Old Hickory, TN 37138	Fort Worth, TX 76161-0292	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MUSIC CITY HANDYMEN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **MOSES SSEKABIRA AND MEGAN SSEKABIRA, HUSBAND AND WIFE, AND MELINDA FLEEMAN, A MARRIED WOMAN, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lots 38 and 39, as shown on the map entitled the Map of Hadley's Bend City Subdivision, of record in Book 421, page 120, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Music City Handymen, LLC, a Tennessee Limited Liability Company, by deed from Timothy James Watkins, dated 04/02/2019, of record in Instrument No. 20190403-0030291, said Register's Office.

Also being a portion of the same property conveyed to Timothy James Watkins by deed from George Wauford, dated 12/29/2017, of record in Instrument No. 20180108-0002275, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 109 Center Street, Old Hickory, TN 37138.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 29th day of May, 2020.

Music City Handymen, LLC, a Tennessee Limited Liability Company

BY: _____
Scott Sherrod, Authorized Representative

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Scott Sherrod, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the authorized representative of the within named bargainor, a LLC, and that he, as such authorized representative, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC, by the said Scott Sherrod as such authorized representative.

Witness my hand and official seal this 29th day of May, 2020.

My Commission Expires:

9-6-22

Notary Public

BENJAMIN SEAMON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon (Signer's Name), do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, W. Reid Solomon (Notary's Name), a notary public for this county and state, Benjamin Seamon (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

00569731