WARRANTY DEED

Karen Johnson Davidson County
Batch# 509046 DEEDWARR
11/04/2020 04:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20201104-0129503

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-30-2021

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,999.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF October, 2020.

Notary Public

MY COMMISSION EXPIRES: 5-30-24

(AFFIX SEAL)

MST 2020-1813

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nyamugisha Nyamuhoza and Aimable Mururira	FirstBank	
(NAME) 1005 Trevino Place	(NAME) 318Seaboard Lane, Ste 205	150-02-0A-001.00CO
(ADDRESS) Antioch, TN 37013	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Moss Springs, LLC,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nyamugisha Nyamuhoza, an unmarried woman and Aimable Mururira, an unmarried man, as joint tenants with rights of survivorship,** 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. 1 on the Plan of Final Plat for Townview Place of record in Plat at Instrument No. 20170628-0065024, 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 a portion of the same property conveyed to Mark A. Marshall by Warranty Deed from Cristine R. McLaughlin and husband, Brian McLaughlin, dated February 28, 2003, Recorded March 07, 2003 of record in Instrument No. 20030307-0030563, Register's Office for Davidson County, Tennessee.

Being a portion of the property conveyed to Mark Marshall by Quitclaim Deed from Melody S. Furness, unmarried, dated March 18, 2005, Recorded March 22, 2005 of record in Instrument No. 20050322-0031349, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Moss Springs, LLC by Quitclaim deed from Mark Marshall, unmarried of record in Instrument No. 20131204-0123535 and as corrected in Affidavit of Scrivener's Error in Instrument No. 20140310-0019791 Register's Office for Davidson County, Tennessee, dated December 03, 2013 and recorded on December 04, 2013.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, ALTA 8.1 and 9 Endorsement will be added to the Mortgage Loan Policy. If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplemental assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment. Taxes for the year 2019, a lien due and payable, and now delinquent. 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 20170628-0065024, Register's Office of Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20190515-0045576 and amended in Instrument No. 20200710-0075574, 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 Storm Water Maintenance Agreement of record in Instrument Number 20160322-0026922, in the Register's Office for Davidson County, Tennessee. Ingress and Egress Easement of record in Book 2812, Page 399 and Book 5051, Page 86, in the Register's Office for Davidson County, Tennessee. Subject to all matters shown on the Plan of record in Plat Book 4885, Page 43 and Plat Book 5190, Page 132, Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

This property, known as 1005 Trevino Place, Antioch, TN 37013
(House Number) (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 my/our hand(s) this 30th DAY OF OCTOBER, 2020.

Moss Springs, LLC, a Tennessee limited liability company

BY: Authorized Agent

Yvette Meldrum, Authorized Agent

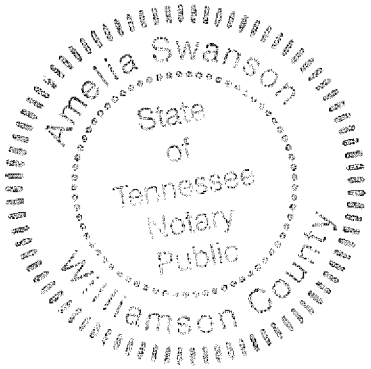
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Yvette Meldrum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

Witness my hand and official seal at office, this 30th day of October, 2020.

Notary Public

My commission expires: 4/24/2023



202011040129503

True Copy Certification

I, Yvette Meldrum, 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 – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum 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: 4/24/2023

