Bottom St

Davidson County DEEDWARR
Recvd: 12/02/04 14:57 2pgs
Fees:13.00 Taxes:591.26

20041202-0143929

Return to
Nashville Title Insurance Corporation
2818 Bransford Avenue
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,800.00

Zelalem Woldetensay
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF NOVEMBER 24, 2004.

Notary Public

MY COMMISSION EXPIRES: 8/10/07

NOTARY PUBLIC LARGE WILSON COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**
**Title Escrow of Wilson County, Inc., 1281-G North Mt. Juliet Road, Mt. Juliet, Tennessee 37122**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Zelalem Woldetensay, et vir | Sebring Capital Partners, L.P. | Map 87-1-A-101 CO |
| 2917 Chesney Court | 4000 International Parkway, #5000 | |
| Hermitage, Tennessee 37076 | Carrollton, TX 75007 | |
| (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, **RHONDA HORNUNG, AN UNMARRIED PERSON AND MATTHEW SOLOMON, AN UNMARRIED PERSON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ZELALEM WOLDETENSAY AND SPOUSE, DANIEL ADUGNA** , 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:

Being Lot No. 18 on the Plan of Chesney Glen, Section Three, as of record in Plat Book 9700, Page 401, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Matthew Solomon and Rhonda Hornung, both unmarried by deed of record from Kelley Lloyd Johnson and husband, David Johnson dated October 17, 2003 and recorded October 24, 2003, of record in Instrument No. 20031024-0157234 and re-recorded February 27, 2004 of record in Instrument No. 20040227-0022273, Register's Office, Davidson County, Tennessee.
This is the same description as in previous deed of record.
This conveyance is subject to Declaration of Restrictive Covenants of record in Book 10278, Page 279, as amended in Book 10449, Page 215; Book 10449, Page 217; Book 10640, Page 944; First Supplement of record in Book 10469, Page 924; Charter of record in Book 10290, Page 256; Quitclaim Deed of record in Book 10420, Page 356; Deed of Conveyance of record in Book 11577, Page 623, Register's Office, Davidson County, Tennessee.
This conveyance is subject to Notes on the Plat of record in Plat Book 9700, Page 401, Register's Office, Davidson County, Tennessee.
This conveyance is subject to any and all easements and minimum building setback lines of record.

THIS conveyance is made subject to easements, restrictions, , encumbrances and ordinances as they affect the premises.

unimproved ☐

This is improved ☒ property, known as 2917 Chesney Court, Hermitage, TN 37076

(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 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 November 24, 2004.

Rhonda Hornung

**Rhonda Hornung**

**Matthew Solomon**

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, , a Notary Public in and for said County and State, the within named Rhonda Hornung, an unmarried person and Matthew Solomon, an unmarried person, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

**WITNESS** my hand and official seal at office, this November 24, 2004

Commission expires: 7-14-07

Notary Public

DANA HIGGINS
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.