File No. 250702390

WARRANTY DEED

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF AUGUST, 2005.

Notary Public

MY COMMISSION EXPIRES: 12-30-08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shamainesh Seghit	Bank of America, N.A.	
(NAME)	(NAME)	
2950 Baby Ruth #10	6700 Lakeview Center Drive	MAP/PARCEL 163-11-0-E-010.00-CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Tampa, Florida 33619	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 08/29/05 12:26 2 pgs
Fees:13.00 Taxes:403.30

20050829-0103099

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Abrehet Tsehai, a single woman**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shamainesh H. Seghit, an unmarried woman**, HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. 10 on the Condominium Plan (TIMBER TRACE), as of record in Instrument No. 200011220115447, as amended in Instrument No. 20010104-0001310, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Abrehet Tsehai by deed from YORK CONSTRUCTION, LLC of record in Instrument number 20020116-0006716 and re-recorded in Instrument number 20020319-0034011 and filed for record on January 16, 2002, Register's Office for said County.

Subject to all matters as set forth per Instrument number 200101040001310 and 200205140059199, Register's Office of said County.

Master Deed and By-Laws of record in Instrument numbers: 200011220115563 and amended 200103140024381, 200103290030063 and 200205170060761, Register's Office of said County.

This conveyance is subject to any and all existing easements and restrictions of record.

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) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2950 Baby Ruth #10, 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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/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 _____th day of August, 2005.

Abrehet Tsehai

STATE OF ~~VIRGINIA~~

COUNTY OF WASHINGTON DC

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Abrehet Tsehai, a single woman, 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 DC, Virginia, this 23rd day of August, 2005.

My Commission Expires:

Notary Public

BENIAM BEKELE
NOTARY PUBLIC DISTRICT OF COLUMBIA
My Commission Expires March 14, 2010

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RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122