WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/14/05 10:16 2 pgs
Fees:13.00 Taxes:1258.00
20051014-0123940

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF OCTOBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 1-28-07 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cornerstone Title & Escrow, LLC, 2323 21st Avenue South, Ste. 306, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	Send Tax Bills:	MAP-PARCEL NUMBERS
Mayibuye Monanabela	Rumary Residential Mortgage	104-15-269
(NAME) 2104 West Linden Avenue	4750 Wiley Post Way # 200	
(ADDRESS) Nashville, TN 37212	(ADDRESS) Salt Lake City, UT 84116	
(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,

Monte Poe and Chris Marchetti, as joint tenants with right of survivorship,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mayibuye Monanabela

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. 45 on the Map of Linden Place of record in Book 547, Page 121 and 122, Register's Office for said County, to which reference is made for a more complete description.

Being same property conveyed to Monte Poe as joint tenants with right of survivorship and Chris Marchetti, as joint tenants with right of survivorship by Warranty Deed from Ming-Mei Huang Chan dated August 22, 2005 of record in Instrument No. 20050823-0100305, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to: (1) Taxes which have been prorated and assumed by the Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2104 West Linden Avenue, Nashville, TN 37212

(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 our hands this 7th of October, 2005.

Monte Poe

Chris Marchetti

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby certify that on this 7th day of October 2005 before me, a Notary Public in and for the State and County aforesaid, personally appeared Monte Poe, known to me or satisfactorily proven to be the person(s) whose name(s) are subscribed to the within instrument and acknowledge that they executed the same for the purpose therein contained.

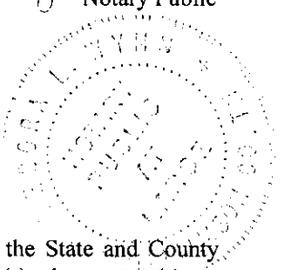
Witness my hand and official seal at Nashville Tennessee this 7th day of October, 2005.

Commission expires:

1-28-07

Debora L. Wynn

Notary Public



STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby certify that on this 7th day of October 2005 before me, a Notary Public in and for the State and County aforesaid, personally appeared Chris Marchetti, known to me or satisfactorily proven to be the person(s) whose name(s) are subscribed to the within instrument and acknowledge that they executed the same for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 7th day of October, 2005.

Commission expires:

1-28-07

Debora L. Wynn

Notary Public

