2216

book 180

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/24/06 16:03 2 pgs
Fees:13.00 Taxes:721.50

20060324-0034141

Sarah Dreneke
STATE OF TENNESSEE NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/14/2009
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF MARCH, 2006.

Notary Public

MY COMMISSION EXPIRES: 11/14/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Seble Adugna Dumessa	Seble Adugna Dumessa	75-12B-69
(NAME)	(NAME)	
513 Leslie Ann Court	513 Leslie Ann Court	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(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, Stephanie A. Royer, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Seble Adugna Dumessa and husband, Thomas A. Deumessew, 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. 56 on the plan of Brookside Woods, First Revision, Phase Two, Section Three, A Planned Unit Development of record in Instrument No. 20000512-0048125, 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 Stephanie A. Royer, married, by Warranty Deed dated October 12, 2000, from Fox Ridge Homes, Inc., as of record in Instrument No. 20001018-0103479, Register's Office for Davidson County, Tennessee.

James C. Royer joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This instrument is executed on behalf of Stephanie A. Royer by James C. Royer as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument Number 20060324-0034140, in the Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 513 Leslie Ann 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 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 hand this ~~13th~~ 14th day of March, 2006.

Stephanie A. Royer a/k/a Stephanie Alyson Royer
By: James C. Royer as her Attorney-in-Fact

James C. Royer a/k/a James Charles Royer

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 14th day of March, 2006 before me personally appeared James C. Royer, the person who executed the foregoing instrument on behalf of Stephanie A. Royer, and acknowledged that he executed the same as the free act and deed of the said Stephanie A. Royer, through Power of Attorney granted James C. Royer by the said Stephanie A. Royer.

Witness my hand and official seal at Nashville, Tennessee this ~~13th~~ 14th day of March, 2006.

Commission expires: 11/14/09

Sarah Drenske
Notary Public

Sarah Drenske
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES: 11/14/2009

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James C. Royer, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this ~~13th~~ 14th day of March, 2006.

Commission expires: 11/14/09

Sarah Drenske
Notary Public

Sarah Drenske
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES: 11/14/2009