Return to: Castleman Title, 110 Glancy St., Ste. 112, Goodlettsville, Tn 37072

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/10/06 10:17 3 pgs
Fees:18.00 Taxes:592.00
20060410-0040907

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$160,000.00**

Kathy J Byus
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 4th DAY OF APRIL, 2006.

Bertie Jo Whitaker
NOTARY PUBLIC

MY COMMISION EXPIRES_____
(AFFIX SEAL)

BERTIE JO WHITAKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE
Bertie Jo Whitaker
My Commission Expires
September 22, 2007
STATE OF TENNESSEE

**THIS INSTRUMENT WAS PREPARED BY:**
Creative Title and Escrow, LLC
1994 Gallatin Road North, Suite 202, Madison, TN 37115

| Address New Owner(s) As Follows: | *Send Tax Bills To:* | Map and Parcel Number: |
|---|---|---|
| **Mulugeta Abay** | New owner | **149.07-0A-123.00 CO** |
| **612 Cadogan Court** | | |
| **Antioch, TN 37013** | | |

FOR AND IN 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,

**Bradly Swinney and wife, Andrea Swinney,**

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

**Mulugeta Abay and Almaz Lndarge,**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **Davidson** COUNTY, STATE OF **Tennessee,** DESCRIBED AS FOLLOWS, TO-WIT:

**See attached legal Exhibit "A"**

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

**City and or County taxes for the year 2006 and subsequent years a lien but not yet due and payable.**

**All Easements, Restrictive Covenants and Conditions, and other matters of record, including all items set out on any applicable plat of record.**

**All NO COVERAGE IS AFFORDED AS TO THE EXACT AMOUNT OF ACREAGE OR SQUARE FOOTAGE CONTAINED WTIHIN THE PROPERTY HEREIN DESCRIBED.**

**All matters on the Plan of Record in Plat Book 7900, pages 119, 120 and 121, said Register's Office, including any and all revisions, corrections and/or amendments thereto of record.**

( **X** ) Improved
This ( ) Unimproved property is known as: **612 Cadogan Court**
**Antioch, TN 37013**

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 not 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 ever 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 4th day of **April, 2006.**

**Bradly Swinney**

**Andrea Swinney**

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Bradly Swinney and Andrea Swinney**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, **Tennessee**, this 4th day of **April, 2006.**

Notary Public

T. GARRISON
STATE OF TENNESSEE NOTARY PUBLIC
EXPIRES MARCH 03, 2010
ROBERTSON COUNTY

My Commission Expires: 03-03-2010

# Exhibit "A"

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. 123 on the plan of Chelsea Village, of record in Plat Book 7900, Pages 119, 120 and 121, Register's Office for Davidson, County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Bradly Swinney, and wife Andrea Swinney, by Warranty Deed from Charylann M. Mills, unmarried, dated 12/04/02 and filed for record 12/09/02 in Instrument No. 20021209-0151115, Register's Office for Davidson County, Tennessee.