WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/07/06 14:18 2 pgs
Fees:13.00 Taxes:425.50

20060807-0096638

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2006.

NOTARY PUBLIC AT LARGE

Notary Public

MY COMMISSION EXPIRES: 5/24/2008

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rahel Alemayehu	New Owner	163-5B-116
(NAME)	(NAME)	
5170 Hickory Hollow Parkway		
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013		
(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, Margaret Beattie, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rahel Alemayehu, married 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 Unit No. 116 on the Plat of Mill Park, Phase III, as recorded in Instrument No. 20021015-0126630, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Margaret Beattie, unmarried, by deed of record in Instrument No. 20031121-017013, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Margaret Beattie by H. Lynn Kitchens as her Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. X, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record. X 20060807-0096636

unimproved ☐

This is improved ☒ property, known as 5170 Hickory Hollow Parkway 605, 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 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 31st day of July, 2006.

Margaret Beattie by H. Lynn Kitchens, attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 31st day of July, 2006, before me personally appeared H. Lynn Kitchens, the person who executed the foregoing instrument on behalf of his and who acknowledged that he executed the same as the free act and deed of the said Margaret Battie, through Power of Attorney granted he by the said Margaret Beattie.

Witness my hand and official seal at Nashville, Tennessee this 31st day of July, 2006.

Commission expires:

Notary Public

