Davidson County DEEDWARR
Recvd: 02/06/07 09:56 2 pgs
Fees:13.00 Taxes:1578.05
20070206-0015288

This instrument prepared by:
Lehman Land Title, Inc.
6 Cadillac Drive Suite 190
Brentwood, TN 37027
(615) 371-8999

File No.: **2901**

WARRANTY DEED

THIS INDENTURE, made and entered into this **February 1, 2007** ,by and between **Mayibuye Monanabela, a married man and Nefertiti Makeda, his wife**, parties of the first part, and **Frederick Sanjek, an unmarried individual**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, 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 THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM MONTE POE AND CHRIS MARCHETTI, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP TO MAYIBUYE MONANABELA AS RECORDED ON THE 14TH DAY OF OCTOBER, 2005 IN INSTRUMENT NO. 20051014-0123940 AND WARRANTY DEED FROM MING-MEI HUANG CHAN TO MONTE POE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND CHRIS MARCHETTI, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AS RECORDED ON THE 23RD DAY OF AUGUST, 2005 IN INSTRUMENT NO. 20050823-0100305, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to: (1) Taxes which have been prorated and assumed by 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.

Nerfertiti Makeda joins in the execution of this instrument to convey any rights she may have by virtue of her marriage to Mayibuye Monanabela

Parcel ID # **104-15-269.00**

☒ Improved OR

☐ Unimproved property located at: **2104 West Linden Avenue, Nashville, TN 37212**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Mayibuye Monanabela

Nefertiti Makeda, by her attorney in fact
Mayibuye Monanabela by Mayibuye

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Mayibuye Monanabela, a married man** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 1st day of February, 2007.

Notary Public

My Commission Expires: 3/10/07

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Mayibuye Monanabela, a married man** to me known or proved to me to be the person described in and who executed the foregoing instrument on behalf of Nerfertiti Makeda as her attorney in fact, and acknowledged that he executed the same for the purposes therein contained as the free Act and Deed of the said Nerfertiti Makeda. Instrument executed pursuant to Power of Attorney of record in instrument No. 20051014-0123941 in the Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 1st day of February, 2007.

Notary Public

My Commission Expires: 3/10/07

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Owner's Name: **Frederick Sanjek**

and Address: **2104 West Linden Avenue, Nashville, TN 37212**

Mail tax bills to, (Person or Agency responsible for payment of taxes)
SAME

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STATE OF TENNESSEE: COUNTY OF DAVIDSON

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$426,500.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Mayibuye
Affiant

Subscribed and sworn to before me this **2/01/2007.**

Notary Public

My Commission Expires: 3-10-07