File No. 20090006

WARRANTY DEED	'STATE OF TENNESSEE COUNTY OF SUMNER THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF MARCH, 2009. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20090022782 DEEDWARR
Recvd: 04/06/09 13:49 2 pgs
Fees:13.00 Taxes:499.50
20090406-0031246

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anteneh Dumessa	U.S. Bank N.A.	135120E31000CO
(NAME)	(NAME)	
2608 Nashboro Blvd. #310	4801 Fredrica Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Owensboro, KY 42301	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, Tennille Forsman, a married person and husband, Ian Forsman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Anteneh Dumessa, unmarried, 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. 310, Nashboro Village, Tract 21, Phase II, as set forth in Instrument Number 2005022220018814, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Tennille Forsman, a married person by deed from Theresa Lindsey and husband James Lindsey, dated April 20, 2006 and recorded on April 27, 206 as Instrument Number: 20060427-0048146, Register's Office, Davidson County, Tennessee.

Ian Forsman herein joins to convey any and all right and interest he may have; especially his marital rights.

Subject to covenants, conditions, restrictions, reservation, easements, liens for assessments, options, power of attorney, and limitations on title, created by the Tennessee "Horizontal Property Act" Tennessee Code Annotated and as set forth in the Master Deed recorded in Book 4827, Page 14, as supplemented by instruments as recorded in Book 5496, Page 840, and Book 7751, Page 907, Register's Office for Davidson County, Tennessee.

Subject to easement to Metropolitan Government of Nashville and Davidson County as set forth in instrument recorded in Book 4821, Page 109, Book 7225, Page 239, Book 11549, Page 299, Register's Office for Davidson County, Tennessee.

Subject to restriction of record in Instrument #20050222-0018813, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Instrument #20050222-0018814, for Nashboro Village Tract 21, Phase II, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This conveyance is subject to any and all zoning regulations, building restrictions, setback lines if any and all easements for public utilities.

unimproved ☐

This is improved ☒ property, known as 2608 Nashboro Blvd. #310, Nashville, TN 37217

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No. 20090006

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 25th day of March, 2009.

Tennille Forsman

Ian Forsman

STATE OF

COUNTY OF Arizona

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tennille Forsman and husband, Ian Forsman, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of March, 2009.

Commission expires:
10/23/2010

"OFFICIAL SEAL"
DeAnn Gonzales
Notary Public-Arizona
Pinal County
My Commission Expires 10/23/2010

Notary Public