File No. 290600101

WARRANTY DEED

Mandy Alsup
State of Tennessee Notary Public
Wilson Co.

STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Tammy Duncan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JULY, 2009.

Notary Public

MY COMMISSION EXPIRES: 5/14/2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title of Tennessee
Sidwell, Barrett, & Welch, PC
100 Bluegrass Commons Blvd., STE 2180
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Girma W. Ejigu		
(NAME)	(NAME)	87-10A-2.00CO
104 Aarons Cress Blvd.	SAME AS OWNER	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **New South Federal Savings Bank**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Girma W. Ejigu,*** hereinafter called the grantee(s), HIS heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

*a married person and Hermella Alayou Zewdie, a married person

LAND in Davidson County, Tennessee, Being Lot No. 102, on the Final Plat of Aarons Cress, a Cluster Lot Development, Phase 1A, as shown by plat of record in Instrument No. 20061219-0156396, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to New South Federal Savings Bank by Trustee's Deed dated February 11, 2009, filed February 13, 2009, from Brooks R. Smith, as Trustee and not otherwise, of record by Instrument No. 20090213-0012836, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

Subject to all matters as set forth on the plat of record in Instrument No. 20061219-0156396, Register's Office of said County. Restrictive Covenants of record in Instrument No. 20060131-0015116, Register's Office of said County. Homeowner Easement as shown of record in Instrument No. 20070514-00057523, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 104 Aarons Cress Blvd., 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 GRANTEE(S), HIS heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HIS 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.

Davidson County DEEDWARR
Recvd: 07/28/09 09:01 3 pgs
Fees:18.00 Taxes:1128.50
20090728-0070486

Witness our hands this 15th day of July, 2009.

New South Federal Savings Bank

By: _____
Wade Parker, Vice President

STATE OF Alabama

COUNTY OF Shelby

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Wade Parker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice President of New South Federal Savings Bank, the within named bargainor, a corporation, and that he as such Vice President, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President

Witness my hand at office this ~~15th~~ 22nd day of July, 2009.

Commission expires:

Jessica L. Brown
Notary Public

File Number: 290600101
RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

MY COMMISSION EXPIRES MARCH 4, 2012

NOTARY PUBLIC

Certificate of Authenticity

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of ~~the~~ electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kimie Perry

Signature

State of IN

County of Wilson

Personally appeared before me, Mandy Alsup, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true ~~and~~ correct and whose signature I have witnessed.

Mandy Alsup

Notary's Signature

My Commission Expires: 5/14/2011.

Notary's Seal (If on paper)

Mandy Alsup
State of Tennessee Notary Public
Wilson Co.