This Instrument Prepared By:

Elite Title Company, LLC
109 West Park Drive, Suite 350
Brentwood, TN 37027
File No. 6090373

BILL GARRETT, Davidson County
Trans:T20090057303 DEEDWARR
Recvd: 08/21/09 10:28 2 pgs
Fees:13.00 Taxes:370.00
20090821-0078793

**Send Tax Bills To:**
BAC Home Loans Servicing
P.O. Box 961206
Fort Worth, TX 76161

**New Owner is:**
Marac M. Atem
1049 Sharpe Avenue
Nashville, TN 37206

MAP: 083-01-0

PARCEL: 091.00

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Makuach M. Atem, an unmarried man**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Marac M. Atem, an unmarried man**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Jones and Bradford's Subdivision, as of record in Book 161, page 142, Register's Office for said County, to which plan reference is hereby made for further description of said property.

Being the same property conveyed to Makuach M. Atem, an unmarried man, by Warranty Deed from Steven Dale Hamsley, a married man, Frankie June Hamsley-Kestner, a married woman and Cynthia Maria Hamsley, an unmarried woman, dated 8-13-99 and recorded 8-17-99 in Book 11623, page 164, in the Register's Office of Davidson County, Tennessee.

Subject to all matters shown on plat of record in Book 161, page 142; and Easement of record in Book 2096, page 513, in the Register's Office for Davidson County, Tennessee.

Improved property known as: **1049 Sharpe Avenue, Nashville, TN 37206**

M M A
**Sellers Initials**

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated

and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this the 14th day of August, 2009.

GRANTOR(S):

MAKUACH M. ATEM

**ACKNOWLEDGEMENT**

**STATE OF TENNESSEE**

**COUNTY OF** Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **MAKUACH M. ATEM, AN UNMARRIED MAN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness ~~my hand and seal on~~ this the ~~this the~~ 14th day of August, 2009.

**NOTARY PUBLIC**

My Commission Expires: 9.2609

TAHIRA J. BROWN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN My Commission Expires September 26, 2009

**STATE OF TENNESSEE**

**COUNTY OF** Williamson

The actual consideration or value, whichever is greater, for this transfer is **$100,000.00**.

**AFFIANT**

**SWORN TO** ~~and subscribed before~~ me this the 14th day of August, 2009.

**NOTARY PUBLIC**

My commission expires: 9-26-09

TAHIRA J. BROWN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN My Commission Expires September 26, 2009