BILL GARRETT, Davidson County
Trans:T20090061371 DEEDWARR
Recvd: 09/08/09 10:14 2 pgs
Fees:13.00 Taxes:629.00
20090908-0083878

THIS INSTRUMENT PREPARED BY: GEORGE V. CRAWFORD, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $170,000.00. Affiant Subscribed and sworn to before me, this 4th day of September, 2009. Notary Public My Commission Expires:

Address New Owner As Follows:
Marta Birhanu Gezahagne
129 Noel Cove Circle
Hermitage, TN 37076

Send Tax Bills To:
SAME

Map-Parcel Number:
086 10 08 129.00

GEORGE V. CRAWFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

086 10 08 129.00

My Commission Expires MAY 2, 2011

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **HERMELLA A. ZEWDIE**, married, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **MARTA BIRHANU GEZAHAGNE**, an unmarried woman, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 129 on the Plan of Noel Cove Townhomes of record as Instrument No. 20030924-0141428, Register's Office for Davidson County, Tennessee, reference to said instrument is hereby made for a more complete description thereof.

Being the same property conveyed to Hermella A. Zewdie, an unmarried woman, by deed dated August 18, 2006, from Hermitage Developers, Inc., a Tennessee corporation, of record as Instrument No. 20060824-0104736, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2009 taxes, a lien not yet due and payable, which have been assumed by Grantee. By acceptance of delivery of this instrument, Grantee assume and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Master Deed and Declaration of Covenants, Conditions and Restrictions of Noel Cove Townhomes, of record as Instrument No. 20030924-0141428, Register's Office for said County.

3. Stormwater Detention Agreement of record as Instrument No. 20030617-0083356, Register's Office for Davidson County, Tennessee.

4. Easement of record in Book 4419, page 227, Register's Office for Davidson County, Tennessee.

This is improved property known as: **129 Noel Cove Circle, Hermitage, TN 37076.**

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, her heirs and assigns, forever; and we 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 4th day of September, 2009.

HERMELLA A. ZEWDIE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **HERMELLA A. ZEWDIE**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 4th day of September, 2009.

Notary Public
My Commission Expires:

GEORGE V. CRAWFORD, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 2, 2011