FRNC9-2232 ①

File No. 290900404

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090068799 DEEDWARR
Recvd: 10/08/09 11:00 2 pgs
Fees: 13.00 Taxes: 666.00
20091008-0093754

STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180.000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF SEPTEMBER, 2009

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

CHRIS CANTRELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 2, 2011

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tesfa Haile	new owner	15090821500CO
(NAME)	(NAME)	
5537 Dory Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, John T. Price and wife, Erica Price, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Tesfa Haile and Adanech Mekoren, husband and wife, hereinafter called the grantee(s), 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 Lot No. 190 on the Plan of Lakeside Cove at Percy Priest, Phase 4, as shown of record in Instrument No. 20070607-0068360, 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 John T. Price and wife, Erica Price, by Deed dated December 19, 2007, filed December 20, 2007, from Centex Homes, a Nevada General Partnership, of record by Instrument No. 20071220-0146048, Register's Office for Davidson County, Tennessee.

This conveyance is Subject to (1) All matters as set forth on the plat of record in Instrument No. 20070607-0068360; (2) Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20041105-0133677; (3) Storm Water Detention Agreement of record in Instrument No. 20040914-0110817, Register's Office of 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 5537 Dory Drive, Antioch, TN 37013
(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), Their 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), 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/our hands this 25th day of September, 2009.

John T. Price

Erica Price

STATE OF TN

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named John T. Price and Erica Price the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 25th day of September, 2009.

Commission expires: 6-5-12

Kimie Perry
State of Tennessee Notary Public
Wilson Co.

Notary Public

File Number: 290900404
RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Return to:
Foundation Title and Escrow, LLC
9045 Carothers Parkway, Suite 202
Franklin, TN 37067