BILL GARRETT, Davidson County
Trans:T20110007218 DEEDWARR
Recvd: 02/03/11 13:25 2 pgs
Fees:13.00 Taxes:480.63
20110203-0009791

WARRANTY DEED

CAROL L. McARTHUR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires July 25, 2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JANUARY, 2011.

Notary Public

MY COMMISSION EXPIRES: July 25, 2012
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Beneias Zergaw	U.S. Bank. N.A.	164-10-0A-268.00CO
(NAME)	(NAME)	
817 Sandworth Cove	4801 Frederica St.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Owensboro, KY 42301	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Southeast Financial Credit Union**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Beneias H. Zergaw, married**, HEREINAFTER CALLED THE GRANTEE, HIS 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 all of Lot No.123, on the Plan of Final Plat Village Five, Summerfield Subdivision, as shown by plat appearing of record in Instrument No. 20051103-0133115, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lots.

Being the same property conveyed to Southeast Financial Credit Union by Substitute Trustee's Deed, dated April 6, 2010, as of record in Instrument No. 20100408-0026688, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2011, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Instrument No. 20051103-0133115; Easement of record in Instrument No. 20000824-0083643; Charter of Summerfield, Village Five Homeowner's Association of record in Book 11648, page 660 and Instrument No. 20010326-0028531; Storm Drainage Detention Agreement of record in Instrument No. 20000113-0004777; Restrictions of record in Book 11588, page 484, Book 11669, page 376, Instrument No. 20010308-0021946, 20010504-0046260, 20030527-0071168 and 20051103-0133359; By-Laws of record in Book 11648, page 662 and Instrument No. 20010504-0046261; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 817 Sandworth Cove, 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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, 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.

Witness my hand this 31st day of January, 2011.

Southeast Financial Credit Union

By:
Brian Kiley, VP Collections

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Brian Kiley, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon this oath acknowledged himself to be the VP Collections for Southeast Financial Credit Union, the within named bargainor, a corporation, and that he as such VP Collections, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Brian Kiley as such VP Collections.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of January, 2011.

Janice H Pratt
Notary Public

My Commission Expires: 07-08-13

JANICE H. PRATT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY