WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110017039 DEEDWARR
Recvd: 03/23/11 11:12 2 pgs
Fees:13.00 Taxes:297.85
20110323-0022585

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23RD DAY OF MARCH, 2011.

Notary Public

MY COMMISSION EXPIRES: October 22, 2011
(AFFIX SEAL)

ANN B. TADDELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tesfalidet Fitwi Berhane	New Owner	12005015900
(NAME)	(NAME)	
506 McDonald Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	,	
(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, **Norma J. Petre, a single widow**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tesfalidet Fitwi Berhane**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 415 on the plan of Glengarry Park Subdivision, Section 4, of record in Book 2900, page 72, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James A. Petre and wife, Norma J. Petre by deed from Hallmark Construction Co. dated 2/23/61 of record in Book 3182, page 609, Register's Office for Davidson County, Tennessee. James A. Petre having since died on 8/19/06, leaving Norma J. Petre as surviving spouse.

This conveyance is subject to 2011 taxes, prorated and assumed by the Grantees; all matters as set out in the plan of record in Book 2900, page 72, said Register's Office; Subject to the rights and claims of parties in possession. This property is being sold as is.

unimproved ☐

This is improved ☒ property, known as 506 McDonald Drive, Nashville, TN 37217
(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 GRANTEES, their heirs and assigns forever; and we do 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 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 GRANTEES, 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 hand this 23rd day of March, 2011.

Norma Jean Petre by Roseanne Hayes, PoA

Norma J. Petre, By Roseanne Hayes, Attorney-in-fact
Power of Attorney of record in
Instr. No. 20110323-0022486, RODC, TN

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public, in and for the aforesaid State and County, Roseanne Hayes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged that she is the Attorney-in-fact for Norma J. Petre, and as such Attorney-in-fact is authorized to execute the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 23rd day of March, 2011.

Commission expires: October 22, 2011

Ann B. Waddell Notary Public

ANN B. WADDELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON