WARRANTY DEED

Victor Hazelwood
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF APRIL, 2011.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

Box 13
#16256

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Betel Teklegiorgis	New owners ~~Betel Teklegiorgis~~	149-08-53
(NAME)	(NAME)	
2580 Murfreesboro Rd		
(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, Tennessee Valley Paytel, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Betel Teklegiorgis and Alemayehu Argaw Abegaz and Sisay Molla, 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:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Eze-San Park of record in Plat Book 4350, Page 197, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description. Said No. 4 fronts 50 feet on the northeast margin of Murfreesboro Pike and runs back 150 feet along parallel lines to a line in the rear measuring 50 feet thereon.

Being the same property conveyed to Tennessee Valley Paytel, L.P.,, by deed of record in Book 9490, Page 59, Register's Office for Davidson County, Tennessee. The said Tennessee Valley Paytel L.P. n/k/a Tennessee Valley Paytel, LLC.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 2580 Murfreesboro Road, 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.

BILL GARRETT, Davidson County
Trans:T20110024650 DEEDWARR
Recvd: 04/27/11 10:52 2 pgs
Fees:13.00 Taxes:906.50
20110427-0032143

Witness my hand this 6th day of April, 2011.

Tennessee Valley Paytel, LLC

By: William R Seagraves
Its: President

Tennessee Valley Paytel, LLC

By: Carter Allen Mays
Its: Vice President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared William R Seagraves and Carter Allen Mays with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself/themselves to be the President and Vice President of Tennessee Valley Paytel, LLC and that he/she as such President and Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of Tennessee Valley Paytel, LLC by themselves as President and Vice President.

Witness my hand and official seal at Nashville, Tennessee this 6th day of April, 2011.

Commission expires:

Notary Public

Kasey Kelchner
State of Tennessee
Notary Public
My Comm. Exp. 1/21/2013
Rutherford County