WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~2ND~~ 3rd DAY OF JUNE, 2011.

Notary Public

MY COMMISSION EXPIRES: 9/23/13

(AFFIX SEAL)

JENNIFER S. DUNLAP NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kebreab Ghebreselasie	Kebreab Ghebreselasie	143030b03400co
(NAME) 6919 Highland Park Drive	(NAME) 6919 Highland Park Drive	
(ADDRESS) Nashville, Tennessee 37205	(ADDRESS) Nashville, TN 37205	
(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, American Consulting Corporation, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kebreab Ghebreselasie and spouse Emnet Abraham, 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:

A certain condominium apartment in Davidson County, TN, described as Unit No. 6919 of Harpeth Glen Condominium, a Horizontal Property Regime, located in Nashville, TN, as shown on the plat of Harpeth Glen Condominium, Phase III, recorded in Book 4675, page 64, said Register's Office, and described in a Master Deed recorded in Book 4546, page 658 as amended in Book 4630, page 504, Book 4775, page 384, Book 4872, page 973 and Book 9797, page 493, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Harpeth Glen Condominium, Condominium Apartments contained in the Master Deed recorded in Book 4546, page 658 as amended in Book 4630, page 504, Book 4775, page 384, Book 4872, page 973 and Book 9797, page 493, and By-Laws recorded in Book 5583, page 756 as amended in Book 7538, page 346, Book 8017, page 310 and Instrument No. 20010123-0006812, Register's Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to American Consulting Corporation, by deed of record in Instrument No. 20100422-0030628, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 6919 Highland Park Drive, Nashville, TN 37205

(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:T20110034005 DEEDWARR
Recvd: 06/07/11 11:06 2 pgs
Fees:13.00 Taxes:310.80
20110607-0043549

Witness my hand this 2nd day of June, 2011.

American Consulting Corporation

By: _____

American Consulting Corporation

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Foster Dale Hire with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the President of American Consulting Corporation and that he/she as such President executed the foregoing instrument for the purposes therein contained, by signing the name of American Consulting Corporation by himself as President.

Witness my hand and official seal at Nashville, Tennessee this 2nd day of June, 2011.

Commission expires:

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

Notary Public