03

Realty Title

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20110048080 DEEDWARR
Recvd: 08/05/11 13:53 2 pgs
Fees: 13.00 Taxes: 615.13
20110805-0060514

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013

STATE OF TENNESSEE
COUNTY OF _____
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,250.00
Rachelle Caudell
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS **2nd** day of **August, 2011**.
Diane K Mann
Notary Public
MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Abeba Haile	**PROFICIO MORTGAGE VENTURES**	173160A10700 CO
(NAME)	(NAME)	
3445 Chandler Cove Way	**105 E. ROBINSON, #220**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**ORLANDO, FL, 32801**	
(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, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Michael E. Wehby Jr. and wife, Tracy Wehby**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Abeba Haile, unmarried**, hereinafter called the Grantee, her 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. 165 on the Plan of Hidden Creek, Phase 1, Section 1, Phase 2 and Phase 3, Section 1 of record in Instrument No: 20030213-0020016, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Michael E. Wehby, Jr. and Tracy Wehby, husband and wife, by Warranty Deed from Beazer Homes Corp., dba Phillips Builders, a Tennessee Corporation, dated January 20, 2005 and filed of record in Instrument Number 20050124-0008239, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☐ property, known as 3445 Chandler Cove Way, Antioch, TN 37013

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, her 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, her 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 our hands this **2nd** day of **August, 2011.**

Michael E. Wehby Jr. by Tracy Wehby, attorney-in-fact

Michael E. Wehby Jr. by Tracy Wehby
Attorney-in-Fact

Tracy Wehby

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Tracy Wehby**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **2nd** day of **August, 2011.**

Notary Public

My commission expires:
3/18/14

WILLIAMSON COUNTY DAWN D. CHASE STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Tracy Wehby, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Michael E. Wehby, Jr., as his Attorney In Fact, under Power of Attorney bearing Instrument No. *20110805 00 60513, Register's Office for Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Tracy Wehby, under said Power of Attorney.

Witness my hand and official seal at office in Franklin, Tennessee, this the 2nd day of August, 2011.

Notary Public

My Commission Expires:
3/18/14

WILLIAMSON COUNTY DAWN D. CHASE STATE OF TENNESSEE NOTARY PUBLIC