WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF OCTOBER, 2011.

Notary Public

MY COMMISSION EXPIRES: ~~July 29, 2013~~. 01/07/2013

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tesfaye S. Getahun and Adanech Silaynu	US Bank Home Mortgage	150-16-0-A-0300 CO
(NAME)	(NAME)	
2740 Windcrest Trail	4801 Frederica Street	
(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, Jacqueline Jones, Dennis Jones and Saundra D. Springs, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tesfaye S. Getahun and wife, Adanech Silaynu, 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. 114 on the Plan of Windhaven Shores, Section One of record in Instrument No. Plat Book 20030219-0021779, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Jacqueline Jones, married and Saundra D. Springs, a single woman, by deed of record in Instrument Number 200404903-0106788, Register's Office for Davidson County, Tennessee. Dennis Jones, husband to Jacqueline Jones hereby joins in this conveyance to waive any right granted to a spouse bylaw in said property.

Subject to all matters as shown on Plan of Windhaven Shores, Section One of record in Instrument No. Plat Book 20030219-0021779, Register's Office for Davidson County, Tennessee. Restrictions Covenants of record in Instrument Number 20030219-0021585, Register's Office of said County. By-Laws as shown of record in Instrument Number 20030219-0021586, Register's Office for said County. Charter of Homeowner's Association of record in Instrument Number 20030228-0026797, Register's Office for said County. Quit Claim to Homeowner's Association for Common Area of record in Instrument Number 20060724-0088808, and 20061204-0148906, Register's Office for said County. Storm water Detention Agreement of record in Instrument Number 20020603-0066392, Register's Office for said County. Water Line Easement as shown of record in Deed Book 8175, page 780, and Book 8149, page 898, Register's Office for said County. Transmission Line Easement as shown of record in Deed Book 4432, page 831, and Book 2336, page 594, Register's Office for said County. Right-of-Way Easement as shown of record in Deed Book 4537, page 451,and Book 4437, page 585, and Book 2590, page 263, Register's Office for said County.

unimproved ☐

This is improved ☒ property, known as 2740 Windcrest Trail, 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 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:T20110066796 DEEDWARR
Recvd: 10/25/11 14:32 2 pgs
Fees:13.00 Taxes:436.60

20111025-0083032

Witness our hands this 21st day of October, 2011.

Dennis Jones

Jacqueline Jones

Saundra D. Springs

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jacqueline Jones, Dennis Jones and Saundra D. Springs, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 20th day of October, 2011.

Commission expires: July 29, 2013

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

Tahira J. Pyszka Notary Public

Return to
Rudy Title & Escrow, LLC
2012 21st Ave S
Nashville, TN 37212
G-ER-11-2740