WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20120059005 DEEDWARR
Recvd: 08/09/12 08:30 2 pgs
Fees: 13.00 Taxes: 473.60

20120809-0070925

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of August, 2012.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 390 Mallory Station Road, Suite 107, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Diriba Tura	U.S. Bank Home Mortgage	135-14-0A-263.00
(NAME)	(NAME)	
1053 Blue Mountain Lane	4801 Frederica Street	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Owensboro, KY 42301	
(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(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Dana L. Frierson, and husband Reginald F. Frierson**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Diriba Tura, a married man and Tesfaye Kabede, a married man, Tenants in Common** [redacted] hereinafter called the GRANTEE(S), their heirs and/or 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 all of Lot No. 263, on the Final Plat, Pinnacle Point Subdivision, Phase Five, as shown by plat appearing of record in Plat Book 8250, Page 842, and Amended in Book 11114, Page 958 and further amended in Book 11408, Page 966, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Dana L. Frierson, and husband Reginald F. Frierson by Warranty Deed dated June 30, 2006, from T.F. Homes, LLC, and filed for record on July 6, 2006, in Instrument No. 20060706-081179, and as corrected by Affidavit of Correction in Instrument No. 20120508-0039914 Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth on the plat of record in Plat Book 8250, Page 842; Surveyor's Certificate of Correction of record in Book 11114, Page 958 and Book 11408, Page 966; Restrictive Covenants of record in Book 6405, Page 169, and Book 7032, Page 733 and Amendments in Book 7065, Page 959, Book 7067, Page 739, Book 10097, Page 390, Instrument No. 20010504-0046047 and Instrument No. 20010504-0046048; Easement to South Central Bell Telephone Co. as shown of record in Book 6803, Page 287; Sanitary Sewer Easement of record in Book 6825, Page 683; Deed of Conveyance for Easement to Metropolitan Government of Nashville of record in Book 7097, Page 158, and Book 11201, Pages 733 & 757; Storm Water Detention Agreement of record in Book 10752, Page 463; QuitClaim to the Pinnacle Point Homeowner's Association of record in Book 7032, Page 730, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1053 Blue Mountain Lane, 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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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(S), their heirs and/or 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 6th day of August, 2012.

Dana L. Frierson by, Attorney-In-Fact

Dana L. Frierson by Christopher Jackson,
Attorney-In-Fact

Reginald F. Frierson by, Attorney-In-Fact

Reginald F. Frierson by Christopher Jackson,
Attorney-In-Fact

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Christopher Jackson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Dana L. Frierson and Reginald F. Frierson, and is authorized by them, and does hereby acknowledge the execution of this instrument on their behalf, by virtue of an instrument of record in Book ★_____, Page _____, Register's Office of Davidson County, Tennessee. ★ Instrument # 20120809-0070924

Witness my hand and Official seal this 6th day of August, 2012.

Debbie A. Treadway

Notary Public
My Commission Expires: 4/23/2013

DEBBIE A. TREADWAY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY, TN My Commission Expires

RETURN TO:
Stewart Title Company Tennessee Division
390 Mallory Station Road, Suite 107
Franklin, TN 37067