BILL GARRETT, Davidson County
Trans:T20120088587 DEEDWARR
Recvd: 11/20/12 09:11 2 pgs
Fees:13.00 Taxes:283.05

20121120-0106829

SHARON M. KINGSLEY
Notary Public, State of Ohio, Cuy. Cty.
My Commission expires 4-9-2014

STATE OF ~~TENNESSEE~~ OHIO }
COUNTY OF Cuyahoga }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $76,500.00

Kass
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF November, 2012.

Sharon M. Kingsley
NOTARY PUBLIC

My Commission expires: 4-9-2014

THIS INSTRUMENT PREPARED BY:
MOUNTAIN LAW GROUP, LLC
1616 WESTGATE CIRCLE, BRENTWOOD TN 37027
Telephone: 615.844.6161 Facsimile: 888.422.5090

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Patricia J. Roberts 5510 Country Drive, Unit 23 Nashville, TN 37211	Same	162.09-0A-023.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, we,

Kassatihun Gebre-Amlak, an individual

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto

Patricia J. Roberts, an unmarried woman

hereinafter called the **GRANTEES**, their successors, heirs and assigns, all of **GRANTORS'** right, title and interest in and to a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee being Townhouse No. 23 in a Horizontal Property Regime, as shown on the plan of Hickory Valley Condominiums, Phase 2, as of record in Book 4460, Page 133, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kassatihun Gebre-Amlak, by warranty deed, dated August 3, 2007, of record in Instrument No. 20070807-0094364, said Register's Office.

This conveyance is subject to any and all zoning regulations, building restrictions and set back lines, if any, easements and right-of-way for public utilities and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2013, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorata share thereof to Grantees who will be responsible for payment of said taxes.

The above-described property is improved property known as: 5510 Country Drive, Unit 23, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with all the appurtenances, estate, title, hereditaments and interest thereto belonging to the said **GRANTEES**, their heirs, successors and assigns in fee simple forever.

GRANTORS covenant with said **GRANTEES** that **GRANTORS** are lawfully seized and possessed of said land in fee simple, have full power and lawful authority to sell and convey the same, and that the same is free, clear and unencumbered, unless otherwise set out herein. **GRANTORS** do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the **GRANTEES**, its successors 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.

IN WITNESS WHEREOF, **GRANTORS** have caused this instrument to be executed on this 15th day of November, 2012.

"**GRANTORS**"

Kassatihun Gebre-Amlak

ACKNOWLEDGMENT: All acknowledgments shall be under the seal of office of the officer taking same.

STATE OF OHIO)
COUNTY OF Cuyahoga)

Personally appeared before me, a Notary Public in and for the State and County aforesaid, Kassatihun Gebre-Amlak, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person/s executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of November, 2012.

Sharon M. Kingsley
Notary Public

My commission expires: 4-09-2014

SHARON M. KINGSLEY
Notary Public, State of Ohio, Cuy. Cty.
My Commission expires 4-09-2014

{Seal}

NOTARIAL SEAL
STATE OF OHIO