BILL GARRETT, Davidson County
Trans:T20130034878 DEEDWARR
Recvd: 04/29/13 11:09 2 pgs
Fees:13.00 Taxes:380.73
20130429-0042227

Record and Return to:
Realty Title & Escrow Co., Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

WARRANTY DEED

AMY TIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $102,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services, Inc.
215 2ND Ave North, Suite 200
Nashville, TN 37201

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
YOHANA N. ASGEDOM and FENOT N. ASGEDOM	MAGNA BANK	09210007700
(NAME)	(NAME)	
527 31ST AVENUE NORTH	6525 QUAL HOLLOW SUITE 300	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN, 37209	MEMPHIS, TN 38120	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I **ACCESSIBLE BUILDERS CONSORTIUM INC.,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **YOHANA N. ASGEDOM and FENOT N. ASGEDOM,** HEREINAFTER CALLED THE GRANTEE(S), 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 the south 24 feet of Lot No. 44 and the north 20 feet of Lot No. 42, Charlotte Heights, of record in Plat Book 57, Page 169, Register's Office for said County.

Said parts of lots adjoin and front together 50 feet on the westerly side of Thirty-First Avenue North and run back between parallel lines 145 feet to an alley.

NOTE: THE LEGAL IN ALL PREVIOUS DEEDS STATES THIS SHOULD BE IN PLAT BOOK 21, PAGE 169, WHICH IS INCORRECT. IT SHOULD BE PLAT BOOK 57, PAGE 169.

Being the same property conveyed to ACCESSIBLE BUILDERS CONSORTIUM, INC., by deed from ROBERT HUDSON, of record as Instrument No. 20080918-0095396, dated September 12, 2008, said Register's Office.

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.

Executed by my/our hand(s) this 12th day April, 2013.

ACCESSIBLE BUILDERS CONSORTIUM, INC.

BY: _____
RHIANNON WILSON BROWNING
VICE PRESIDENT

STATE of Tennessee
COUNTY of Davidson

Before me the undersigned authority of the State and County aforesaid, personally appeared RHIANNON WILSON BROWNING, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath swore to and acknowledged herself to be the Vice President of ACCESSIBLE BUILDERS CONSORTIUM, INC. the within named bargainor, and that she as such Vice President executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by herself as Vice President.

Witness my hand and Official Seal this 12th **day of April, 2013**

My Commission Expires: MAR 0 8 2016

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Notary Public

