#6945

Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans: T20130052633 DEEDWARR
Recvd: 06/21/13 10:31 3 pgs
Fees: 18.00 Taxes: 977.91
20130621-0063750

THIS INSTRUMENT PREPARED BY:
CHAFFIN & BURNSED, PLLC
49 MUSIC SQAURE WEST, SUITE 502
NASHVILLE, TN 37203
(615) 460-7478

WARRANTY DEED

LaTreca McAdoo
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $264,300.00

Affiant

Subscribed and sworn to before me as of the 18th day of June, 2013.

Notary Public

My Commission Expires: _____

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL #
Semere D. Woldu & Abeba Zewdie 2117 Sherbrooke Lane Nashville TN 37211	SAME AS OWNER	180-04A-098.00CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Kathleen M. Hughes,** an unmarried woman, hereinafter referred to as "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Semere D. Woldu and wife Abeba Zewdie,** their heirs and/or assigns, hereinafter referred to collectively as "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 166 on the Plan of Highland Creek, Section Four, of record in Instrument No. 20020830-0105354, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kathleen M. Hughes, a single person by Deed from Harris Homes, LLC, a Delaware limited liability company of record in Instrument No. 20040210-0015890, Register's Office for Davidson County,

Tennessee, dated February 6, 2004 and recorded on February 10, 2004.

This is improved property known as: 2117 Sherbrooke Lane, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," their heirs and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as stated herein as follows:

1. Taxes for the year 2013 a lien, not yet due and payable.

2. All matters shown on the Plan of record in Instrument No. 20020830-0105354, Register's Office for Davidson County, Tennessee.

3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11568, Page 311, as supplemented in Instrument No. 200004130037474, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

4. By-Laws of record in Book 11568, Page 301, Register's Office for Davidson County, Tennessee.

5. Conveyance of open space of record in Instrument No. 20031014-0151693, Register's Office for Davidson County, Tennessee.

6. Ingress and Egress Easement of record in Book 5266, Page 40, Register's Office for Davidson County, Tennessee.

7. Storm Water Detention Agreement of record in Book 11338, Page 738, Register's Office for Davidson County, Tennessee.

8. Easement for Sanitary Sewers and/or Storm Drainage of record in Book 10316, Page 569, Book 10419, Page 470, Book 10419, Page 504, Book 10419, Page 516 and Book 10569, Page 732, Register's Office for Davidson County, Tennessee.

9. Rights of others in & to the common areas and/or elements.

Grantor further covenants and binds herself, her heirs and representatives to warrant and forever defend the title to said real estate to said Grantee, their heirs and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the "Grantor" has caused her name to be affixed hereto as of the ___ day of June, 2013.

Kathleen M. Hughes

BY: _____
R. Garry Chaffin
ATTORNEY-IN-FACT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **R. Garry Chaffin** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **Kathleen M. Hughes**, and that he as such Attorney-In-Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of Kathleen M. Hughes, the Grantor herein, by the said R. Garry Chaffin, as Attorney-In-Fact.

Witness my hand and official seal in Nashville, Tennessee, this 18th day of June, 2013.

_____
Notary Public

My Commission Expires: 06-19-16

