WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130098950 DEEDWARR
Recvd: 11/21/13 11:13 2 pgs
Fees:13.00 Taxes:344.10
20131121-0120059

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $93,000.00

Zeleke Awash
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF NOVEMBER, 2013.

A Blackwell
Notary Public

MY COMMISSION EXPIRES: October 5, 2015
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zeleke Awash	Regions Bank DBA Regions Mortgage	11901048300
(NAME)	(NAME)	
6360 Paddington Way	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Birmingham, AL 35244	
(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, **Barbara Loy, a single person**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Zeleke Awash**, 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:

Being Lot No. 4 and the south 5 feet of Lot No. 5 on the plan of the Subdivision of certain lots in Cumberland Nurseries of record in Book 332, page 36, Register's Office for * County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said lot and part of lot adjoin and front together 56 feet on the east side of Foster Street and extend back between parallel lines 150 feet to an alley.

Being the same property conveyed to Barbara Loy, unmarried, by deed from Albert B. Morrison and wife, Dorothy L. Morrison of record in Instr. No. 19991214-0302671, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2013 taxes, paid, prorated and assumed by the Grantee; all matters of record on the plan of record; any and all restrictive covenants and easements; Subject to the rights and claims of parties in possession.

This property is being sold as is.

unimproved ☐

This is improved ☒ property, known as 2316 Foster Avenue, Nashville, TN 37216
(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.

Witness my hand this 20th day of November, 2013.

Barbara Loy

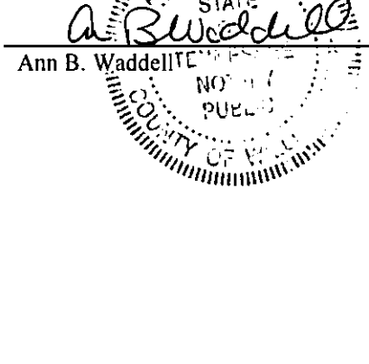
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid State and County, Barbara Loy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the bargainor, and as such she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 20th day of November, 2013.

Commission expires: October 5, 2015



Ann B. Waddell Notary Public