WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140034289 DEEDWARR
Recvd: 05/16/14 11:14 2 pgs
Fees:13.00 Taxes:381.10
20140516-0042207

B-GR-14-2227

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES: 1-9-16 (AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Nashville Hamere Nohe Kidane Mihiret Church Ethiopian Orthodox Tewahedo Church	**SAME**	
(NAME) **2227 Una Antioch Pike**	(NAME)	**149-02-0-003.00**
(ADDRESS) **Antioch, TN 37013**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **JOSE HUTADO ANGEL,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **NASHVILLE HAMERE NOHE KIDANE MIHIRET CHURCH ETHIOPIAN ORTHODOX TEWAHEDO CHURCH** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tract 1:
Land in Davidson County, Tennessee being Lot No. 2 on the Plan of Willow Meade, Section 1, as of record in Book 4300, Page 193, Register's Office for said county, Said Lot No. 2 fronts 121.00 feet on the northwesterly side of Una-Antioch Pike and runs back 293.95 feet on the southerly line and 316.31 feet on the northerly to a dead line which is broken measuring 162.77 feet thereon.

Tract 2:
Land lying in the 31st Councilmanic District of Davidson County, Tennessee, and being a small triangle at the northerly corner of Lot No. 1 on the Rerecording of the Plan of the Resubdivision of The Reserve Parcel #2 Willow Meade-Section 1, as of record in Plat Book 5190, Page 497, Register's Office of Davidson County, Tennessee, and being further described as follows:

Beginning at an iron pin, said iron pin being located N 2 degrees 25 minutes 30 seconds E, 355.42 feet from a concrete monument in the northwesterly right-of-way of southerly corner of The Reserved Parcel as shown on the aforementioned plan of the Resubdivision Of The Reserve Parcel #2, Willow Meade-Section 1; thence N 2 degrees 25 minutes 30 seconds E, 73.00 feet with the west line of Lot #1 of said plan of Willow Meade-Section 1 to an iron pin, said iron pin being the southwesterly corner of Lot No. 2 of Willow Meade-Section 1, as of record in Plat Book 4300, Page 193, R.O.D.C.; thence with the southwesterly line of said Lot No. 2, S 44 degrees 15 minutes E, 91.40 feet to an iron pin in the common line between said Lot No. 2 and Lot No. 1 on the plan of Willow Meade-Section 1 as of record in Plat Book 5190, Page 497, R.O.D.C.; thence S 83 degrees 44 minutes W, 68.20 feet to the beginning, and containing 0.056 acres, more or less.

Being the same property conveyed to Jose Hutado Angel by Deed from Jesus Hernandez Resendiz of record in Instrument No. 20130919-0098650, Register's Office for Davidson County, Tennessee, dated September 17, 2013 recorded on September 19, 2013. Said property is not the primary or marital residence of the within named Grantor.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 4300, Page 193, Register's Office for Davidson County, Tennessee.
- Restriction regarding Parking Spaces and Allocation of record in Book 5732, Page 518, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2227 Una Antioch Pike, Antioch, Tennessee 37013**.

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 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 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/our hand(s) this the 12th DAY OF MAY, 2014.

Jose Hutado Angel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSE HUTADO ANGEL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of May, 2014.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212