BILL GARRETT, Davidson County
Trans:T20140066755 DEEDWARRSP
Recvd: 09/08/14 14:03 3 pgs
Fees:18.00 Taxes:836.20
20140908-0082128

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
R14-1239

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Awet Yemane Aseghegn Elsa Ftwi Abraha 2709 Ambercrest Court Antioch, TN 37013	NEW OWNER	173-09-0B-139.00CO

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$226,000.00**

Affiant

Subscribed and sworn to before me, this the 5th day of September, 2014.

JESSICA LASCELLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

Notary Public

My Commission Expires: _____
(Affix Seal)

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **Capitol Homes, Inc., ("Grantor")**, has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Awet Yemane Aseghegn and Elsa Ftwi Abraha, husband and wife, ("Grantee")**, and Grantee's successors and assigns, certain tracts or parcels of land in **Davidson** County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot No. 344 as shown on the Plan of Barnes Cove, Phase 3, Section 1, of record in Instrument No. 20060113-0005373, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Capitol Homes, Inc., by Warranty Deed from Greystone Properties, LLC, dated May 7, 2014, of record in Instrument No. 20140509-0039604, Register's Office for Davidson County, Tennessee; and further being a portion of the same property conveyed to Greystone Properties, LLC, a Tennessee limited liability company by Warranty Deed from Paul E. Johnson, Jeffrey P. Johnson, Lori J. Kelley, as to one-fourth undivided interest each, and Buford W. Carter and wife, Stacy J. Carter, dated April 2nd, 2001 of record in Instrument No. 200104040033132, Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **2709 Amber Crest Court, Antioch, TN 37013**

Said property is conveyed subject to the matters described on Exhibit B attached hereto.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, its successors and assigns, forever.

Grantor covenants and binds itself and its representatives to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through and under Grantor (other than claims arising out of matter set for on Exhibit B), but not further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **5th** day of **September, 2014.**

Capitol Homes, Inc.

By: _____
Larry J. Hasty, Its Authorized Signor

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned of the State and County mentioned, personally appeared **Larry J. Hasty** with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the **Authorized Signor** of **Capitol Homes, Inc.,** the within named bargainor, a Tennessee Corporation, and that such **Larry J. Hasty**, executed the foregoing instrument for the purposed therein contained, by personally signing the name of the Corporation as **Authorized Signor.**

Witness my hand and Seal at office on the **5th** day of **September, 2014.**

_____
Notary Public

My Commission Expires: _____

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

EXHIBIT B
Permitted Exceptions

1. Property taxes for the year 2015, a lien not yet due and payable. Property taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorated share thereof to GRANTORS who will be responsible for payment of said taxes.

2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

3. Liability as to taxes resulting from supplemental, revised or correction assessment pursuant to the provisions of Tennessee Code Ann 67-5-603 et seq.

4. All matters appearing on the Plan of Barnes Cove, Phase 3, Section 1, of record in Instrument No. 20060113-0005373, Register's Office for Davidson County, Tennessee.

5. Easement for Ingress & Egress of record in Book 5385, page 986, Register's Office for Davidson County, Tennessee.

6. Public Right-of-Way Easement of record in Book 5215, page 482, Register's Office for Davidson County, Tennessee.

7. Sewer Easement of record in Instrument No. 20040413-0041473 and Instrument No. 20020201-0014182, Register's Office for Davidson County, Tennessee.

8. Charter for the Barnes Cove Homeowners Association of record in Instrument No. 20021217-0155805, Register's Office for Davidson County, Tennessee.

9. Quit Claim Deed for common areas to the Homeowners Association of record in Instrument No. 20130610-0058651, Register's Office for Davidson County, Tennessee.

10. Subject to right of others in and to common areas/elements.

11. Subject to lien for special assessments contained in DCCR's/ Master Deed.

12. Subject to HOA dues- if any.

13. By-Laws of record in Instrument No. 20021217-0155806, Register's Office for Davidson County, Tennessee.

14. Restrictions of record in Instrument No. 20021217-0155806 and amended in Instrument No. 20040429-0048624 and Instrument No. 20110720-0055565, Register's Office for Davidson County, Tennessee.