WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140074854 DEEDWARR
Recvd: 10/03/14 13:28 2 pgs
Fees:13.00 Taxes:259.00
20141003-0091816

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF SEPTEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: ~~February 22, 2016~~ 3/4/15 KB

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory Smith	Gregory Smith	135-08-OA/721.00
(NAME)	(NAME)	
721 Long Hunter Court	721 Long Hunter Court	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, Tn 37217	
(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, **Makonnen Lema, unmarried and Almaz Woldgiorgis, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gregory Smith**, 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:

All that certain Condominium Parcel of Land situate in the County of Davidson State of Tennessee, being known and designated as follows:

Unit NO. 721 on the Plan of Nashboro Village Nineteen Condominium, as set forth in Plan Book 5200, page 80 and Established by Master Deed of Record in Book 5333, page 957, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Makonnen Lema, unmarried and Almaz Woldgiorgis, unmarried by Special Warranty Deed from Federal Home Loan Mortgage Corporation dated June 30, 2008 and filed for record July 29, 2008 as Instrument No. 20080729-0077631 in the Register's Office for Davidson County, Tennessee.

Subject to any and all matters appearing on the Plan of record in Book 5200, page 80, Register's Office for Davidson County, Tennessee.

Subject to any and all matters appearing in the Master Deed of record in book 5333, page 957, Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

2014 Taxes have been prorated and assumed the Grantee(s).

unimproved ☐

This is improved ☒ property, known as 721 Long Hunter Court, Nashville, TN 37217

(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 our hands this 19th day of September, 2014.

Makonnen Lema

Almaz Woldgiorgis

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and state, the within named Makonnen Lema and Almaz Woldgiorgis, the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 19th day of September, 2014.

Commission expires: February 22, 2016

Judith C. Jacobs Notary Public

