BILL GARRETT, Davidson County
Trans:T20150005181 DEEDWARR
Recvd: 01/21/15 15:59 3 pgs
Fees:18.00 Taxes:107.30
20150121-0006033

Return to:
Belle Meade Title & Escrow Company
109 Kenner Avenue, Suite 201
Nashville, TN 37205
Box 26b #14915

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Merhawe Tesfamichal	New Owner	149.01-0B-002.00CO
904 Hickory Club Drive		
Antioch, TN 37013		

This instrument prepared by: Robert J. Notestine III, Attorney at Law,
109 Kenner Avenue, Suite 201, Nashville, TN 37205.

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Mitchell Whitson, a single person (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Merhawe Tesfamichal, a single person (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 335, PHASE 3, PICCADILLY SQUARE, as shown on plat of record in Plat Book 6250, Pages 892 thru 894, amended in Book 7459, Page 675, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Mitchell Whitson by Warranty Deed from Primeco Properties, LLC recorded on the 2nd day of December, 2008 in Instrument No. 20081202-0116911, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

1. 2015 Davidson County taxes are not yet due and payable and to Homeowners Association dues.
2. All matters as shown on the plat of College Hill Subdivision, Section 2, as recorded in Plat Book 6250, Page(s) 892-894 amended in Book 7459, page 675, said Register's Office.
3. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6236, Page 683, Book 6295, Page 506, Book 6295, Page 520, Book 6295, Page 534, Book 6295, Page 572, Book 6295, Page 580, Book 6295, Page 588, Book 6295, Page 596, Book 6295, Page 602, Book 6300, Page 403, Book 6300, Page 409, Book 6300, Page 431, Book 6306, Page 833, Book 6496, Page 100, Book 6496, Page 107, Book 6496,

Page 114, Book 6518, Page 184, Book 6518, Page 190 and Book 6830, Page 739 , said Register's Office.

4. Charter of Piccadilly Square Homeowners Association recorded in Book 7288, Page 963.

5. Easement for Sanitary Sewer, recorded in Book 6186, Page 238, Book 6251, Page 616, Book 6271, Page 187 and Book 6331, Page 481.

6. Easement for Power Line, recorded in Book 6298, Page 491.

7. Easement for Sewer Line, recorded in Book 7748, Page 432 and Book 7748, Page 478.

8. Stormwater Detention Agreement as set forth in instrument recorded in Book 6782, Page 518.

9. Right of ingress/egress for graveyard recorded in Book 854, Page 73.

This is unimproved real property located on 4601 Billingsgate Drive, Antioch, Tennessee 37013.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $29,000.00.

Affiant

Subscribed and sworn to before me this 20th day of January, 2016.

Notary Public

Commission Expires: My Comm. Expires May 8, 2017

ROBERT J. NOTESTINE III STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor 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 set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and against the lawful claims of all persons whomsoever.

Witness my hand this 20th day of January, 2015.

Mitchell Whitson

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Mitchell Whitson with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 20th day of January, 2015.

Notary Public

My Commission Expires: 1/24/15

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY