BILL GARRETT, Davidson County
Trans:T20150025495 DEEDWARR
Recvd: 04/07/15 09:58 2 pgs
Fees:13.00 Taxes:517.63
20150407-0030251

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW15169

**Send Tax Bills To:**
First Community Mortgagae, Inc.
275 Robert Rose Drive
Murfreesboro, TN 37129

**New Owner is:**
Amsale Tamiru
1409 Cane Court
Nashville, TN 37217

MAP: 149-12-0B

PARCEL: 014.00

## WARRANTY DEED

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 is hereby acknowledged, **Centron Felder, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Amsale Tamiru,unmarried**, hereinafter referred to as Grantee, her heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: **1409 Cane Court, Nashville, TN 37217**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 28 on the Plan of Forest Cove Subdivision, Phase 1, a Planned Unit Development, as of record in Plat Book 9700, Pages 754 and 755, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Centron Felder by Quitclaim Deed from Marisha L. Speights, unmarried, dated 5/1/14 and recorded 3/3/15 in Instrument Number 20150303-0018305; and the same property previously conveyed to Marisha L. Speights by Quitclaim Deed from Centron Felder dated 12/8/08 and recorded 12/16/08 in Instrument Number 20081216-0120590; and previously conveyed to Centron Felder, a married man, by Warranty Deed from The Craig Company dated 2/28/03 and recorded 3/14/03 in Instrument Number 20030314-0034189, Register's Office for Davidson County, Tennessee.

CF
**Sellers Initials**

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind himself and his heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 3rd day of April, 2015.

GRANTOR(S):

**CENTRON FELDER**

## ACKNOWLEDGEMENT

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Centron Felder** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 3rd day of April, 2015.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

**NOTARY PUBLIC**
My Commission Expires:

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

The actual consideration or value, whichever is greater, for this transfer is **$139,900.00**.

**AFFIANT**

**SWORN TO** and subscribed before me this 3rd day of April, 2015.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

**NOTARY PUBLIC**
My commission expires: