WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. MTS-1518

BILL GARRETT, Davidson County
Trans:T20150056373 DEEDWARR
Recvd: 07/13/15 11:06 2 pgs
Fees:13.00 Taxes:725.20
20150713-0067720

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 196,000.00

Affiant

Subscribed and sworn to before me, this 8th day of July, 2015.

Notary Public

My commission expires: 8/23/2016

AMANDA VAUGHN Notary Public State of Tennessee DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Zelalem Kidana **Yordanos Wordofa**	**Movement Mortgage, LLC**	**136050A01600CO**
2940 Harbor Lights Dr	**841 Seahawk Circle**	
Nashville, TN 37217	**Virginia Beach, VA 23452**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Micah Kempenich, an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Zelalem M. Kidana and Yordanos Wordofa, husband and wife

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:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Bayview Estates, Phase One, First Revision, of record in Book 9700, Page 920, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property convveyed to Micah Kempenich, an unmarried man by Warranty Deed from Sergey Zheltkov and wife, Erin Zheltkov dated 01/31/11 and recorded on 02/01/11 in Instrument No. 20110201-0008994, said Register's Office for said county.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 2940 Harbor Lights Dr, Nashville, TN 37217.

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 in 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 my/our hand(s) this 7th day of July, 2015.

Micah Kempenich

STATE OF ~~TENNESSEE~~ ACG Alabama
COUNTY OF ~~Davidson~~ ACG Morgan

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

Witness my hand, at office, this 7th day of July, 2015.

Angela C Griffin
Notary Public

My Commission Expires 2-4-2019

ANGELA C. GRIFFIN NOTARY PUBLIC STATE OF ALABAMA