WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-27730

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Eden Ekubasellasie
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of September, 2015.

Notary Public
MY COMMISSION EXPIRES: 8/21/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Eden Ekubasellasie	NEW OWNER	181010A06500CO
(NAME)	(NAME)	
6656 Sugar Valley Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20150081470 DEEDWARR
Recvd: 09/24/15 13:42 2 pgs
Fees:13.00 Taxes:906.50
20150924-0097307

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Laurence Dunn , unmarried and Akemi Hashigiwa, unmarried**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Eden Ekubasellasie, married** , hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, being Lot 168 on the Plan of Section One, Sugar Valley, of record in Plat Book 9700, Pages 709-711, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Laurence Dunn , unmarried and Akemi Hashigiwa, unmarried by Deed from Melissa H. Brown, married, dated 12/27/2005 recorded 1/4/2006 of record in Instrument No. 20060104-0001092, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2015 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of recorded in Plat Book 9700, Pages 709-711, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions recorded of record in Book 11069, Page 14, Supplemental and Amendment to the Declaration of Covenants, Conditions and Restrictions for Sugar Valley, a Planned Unit Development of record in Instrument No. 20040203-0013041, in the Register's Office for Davidson County, Tennessee.
Dedication of Perpetual Easement for Entrance Wall recorded of record in Instrument No. 20040205-0014018, in the Register's Office for Davidson County, Tennessee.
Charter recorded of record in Book 11069, Page 6, in the Register's Office for Davidson County, Tennessee.
Easement contained of Quitclaim Deed recorded of record as Instrument No. 200004250041128, in

the Register's Office for Davidson County, Tennessee.
By-Laws of Sugar Valley Homeowners' Association, Inc., recorded of record in Book 11069, Page 24, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 6656 Sugar Valley Drive, Nashville, TN 37211
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 21st day of September, 2015.

Laurence Dunn by Damon Smith attorney in fact
Laurence Dunn

Akemi Hashigiwa by Damon Smith attorney infact
Akemi Hashigiwa

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Damon Smith, with whom I am personally acquainted and who proved himself to be the attorney in fact of Laurence Dunn and Akemi Hashigiwa and who being authorized to do so acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of September, 2015.

Notary Public
My Commission Expires: 8/21/17

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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Brentwood, TN 37027