WARRANTY DEED

PLEASE RETURN TO:
WARRANTY TITLE INS CO.
165 INDIAN LAKE BLVD STE 106
HENDERSONVILLE, TN 37075

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Emnet Abraham
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF OCTOBER, 2015

Vicki Benjamin
Notary Public

MY COMMISSION EXPIRES: 8/13/18
(AFFIX SEAL)

VICKI BENJAMIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc.
40 Burton Hills Blvd, Suite 200
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Kebreab Ghebreselasie and Emnet Abraham	Bank of America, N.A.	142-5B-61
(NAME)	(NAME)	
301 Pinnacle Place	6400 Legacy Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Plano, TX 75024	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20152270

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, I, **PAULA HUNTER**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **KEBREAB GHEBRESELASIE AND EMNET ABRAHAM, HUSAND 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. :

Certain real property situated in Davidson County, Tennessee, and described as follows, to-wit:

Being Unit No. K306, together with the Carport designated No. K-306, River Plantation, Section Three, a condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Nashville Tennessee, on a plan of River Plantation, Section Three, Condominium Apartments, which is of record in Book 4675, Pages 75-77, Register's Office for Davidson County, Tennessee, and described in a Master Deed, recorded in Book 4764, Page 464, of the Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Being all of the same property conveyed to James Hunter and wife, Paula Hunter by Special Warranty Deed from Federal Home Loan Mortgage Corporation, dated August 5, 2008 and filed of record in Instrument 20080915-0094392, Register's Office for Davidson County, Tennessee. The said James Hunter died one or about September 10, 2015 leaving the said Paula Hunter the surviving tenant by the entirety and sole owner of said land.

RESTRICTIONS:

This conveyance is made subject to restrictions and by-laws appearing of record in Book 4784, Page 464, Register's Office for said County, and to easements, setback lines and any matters as set out on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 8300 Sawyer Brown Road, Unit K-306, Nashville, TN 37221
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

BILL GARRETT, Davidson County
Trans:T20150089176 DEEDWARR
Recvd: 10/20/15 11:45 2 pgs
Fees:13.00 Taxes:444.00
20151020-0106505

PKH

Witness my hand this 16th day of October, 2015

Paula K Hunter

Paula Hunter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Paula Hunter, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of October, 2015.

Vicki Benjamin

Notary Public
My Commission Expires: 8/13/18

VICKI BENJAMIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY