Davidson County DEEDWARR
Recvd: 03/17/16 09:18 3 pgs
Fees:18.00 Taxes:388.50
20160317-0025236

Prepared by:
Realty Title & Escrow Company, Inc.
2000 Richard Jones Road Suite 178
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $105,000.00.

Sheneway Makonnen
Affiant

Subscribed and sworn to before me, this 15th day of March, 2016.

KEVIN HEFFELMAN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

Notary Public
My commission expires: 9/26/2016

03-1602-38509

Address of New Owner:	Send Tax Bills to:	Tax Information:
Sheneway L. Makonnen	Peoples Home Equity	163-04-0-A-350.00
3001 Hamilton Church Road Unit 350	5205 Maryland Way Suite 100	
Antioch TN 37013	Brentwood, TN 37027	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Makonnen Lema, Married** hereinafter referred to as Grantor, have bargained and sold, and do hereby transfer and convey to **Sheneway L. Makonnen, An Unmarried Woman,** hereinafter called the Grantee, her successors 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 Unit No. 350, on the Plan of Hamilton Crossings Townhomes, Phase 3, as established by the Declaration of Covenants, Conditions and Restrictions Establishing Hamilton Crossings Townhomes of record in Instrument No. 20040212-0016945; as amended in Instrument No. 20040226-0022076; Instrument No. 20050310-0026734; Instrument No. 20050701-0075731; and Instrument No. 20060206-0014793, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Erica D. Connally, unmarried by deed from R. J. York Homes, LLC, dated July 28, 2006, recorded August 4, 2006, of record in Instrument No. 20060804-0095832, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Makonnen Lema by Substitute Trustee's Deed from Shapiro & Ingle, LLP, a Tennessee limited liability partnership, as Substitute Trustee, dated January 11, 2016, recorded January 13, 2016, of record in Instrument No. 20160113-0003473, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3001 Hamilton Church Road Unit 350, Antioch, TN 37013.

****The subject property is neither the principal residence of Grantor nor his/her spouse or any dependent.****

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, her heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised 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. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 15th day of March, 2016.

M. Lema

Makonnen Lema

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Makonnen Lema,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 15th day of March, 2016.

State of Tennessee Notary Public at Large

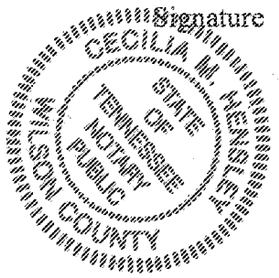
My Commission expires: 9/20/2018

KEVIN HEFFELMAN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

True Copy Certification

I, KEVIN HEFFELMAN, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature



State of TENNESSEE

County of DAVIDSON

Personally appeared before me, CECILIA HENSLEY, a notary public for this county and state, KEVIN HEFFELMAN, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4/9/2019