WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/24/16 09:30 3 pgs
Fees:18.00 Taxes:2812.00
20160324-0027803

State of Tennessee
County of ~~Davidson~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $760,000.00

Karen S Fehn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of March, 2016

Sheri Engel
Notary Public

MY COMMISSION EXPIRES: January 5, 2020
(AFFIX SEAL)

SHERI ENGEL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Fekadu Admasu	Suntrust Mortgage, Inc.	Map 117-7-T
(NAME)	(NAME)	
3419 B Amanda Ave.	1001 Semmes Ave RVW5024	Parcel 1.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Richmond, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Cumberland Design & Development, LLC, a Tennessee limited liability company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Fekadu Admasu and Yewebdar Tadesse, 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 Unit 1 of 3423 AMANDA AVENUE HOMES, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 3423 AMANDA AVENUE HOMES, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20130830-0102121, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 3423 Amanda Avenue Homes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "C" to said Declaration appearing in Instrument No. 20130930-0102121 and Bylaws appended thereto as Exhibit "B", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Said 3423 Amanda Avenue Homes being on the southerly one-half of Lot No. 73 on the Map of the north part of Noel's Subdivision of Watkins Grove, as of record in Book 547, page 156, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Cumberland Design and Development, LLC by Warranty Deed from Julian L. Kottler, unmarried, filed for record on October 2, 2013 as Instrument No. 20131002-0103305, corrected as Instrument No. 20131227-0130369, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2016 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 547, page 156, said Register's Office; (c) Restrictive covenants contained in Instrument No. 20130930-0102121, said Register's Office; and (d) Charter of record in Instrument 20131120-0119508, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 3419 B Amanda Ave., Nashville, TN 37215
(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 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 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 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 hands this 23rd day of March, 2016.

Cumberland Design & Development, LLC

By: _____
Sabin Ewing, Member

State of Tennessee
County of Davidson

Before me, the undersigned, a notary public in and for said County and State, personally appeared, **Sabin Ewing**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Member of Cumberland Design & Development, LLC** (the "Company") the within named bargainor, a Tennessee limited liability company, and that as such Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as Member..

WITNESS my hand and seal this 23rd day of March, 2016.

_____
Notary Public Robert L. Scruggs

My Commission Expires: _____

File No.: 36502



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

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Notary Signature

My Commission Expires: 2/25/19

MARY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY