Davidson County DEEDWARR Recvd: 05/03/16 14:40 2 pgs Fees:13.00 Taxes:196.10 **20160503-0043626**

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $53,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st day of April, 2016.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

HEATHER F. S. FLEMING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019

161809

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Robert B. Bieri	Robert B. Bieri	107 13 0A 001.00
(NAME) 901 Coarsey Drive	(NAME) 10641 Lariat Ct.	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Bealeton, VA 22712	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Fifty-Three Thousand And No/100 Dollars ($53,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Nebyat Abraha AKA Nebyat Abraha Medhane, a single woman and Shewit Abrha NKA Yewhalashet Abrha, a single man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Robert B. Bieri, a single man**, 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:

Being Unit Number 901, on the Plan of Four Maples Condominiums, a horizontal property regime, as shown on the plat of record in Plat Book 5200, Page 283, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Shewit Abrha and Nebyat Abraha by Special Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America dated April 2, 2012 and recorded April 11, 2012 as Instrument No. 20120411-0030941, in said Register's Office for Davidson County, Tennessee.

Specific Power of Attorney from Nebyat Abrha N/KA Nebyat Abrha Medhane to her attorney in fact Shewit Abrha NKA Yewhalashet Abrha, ffiled of record, in Instrument No. _____/Book_____, Page_____ Register's Office for Davidson County, Tennessee.

20160503-0043625

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 901 Coarsey Drive, Nashville, TN 37217

File Number: GRN-161809SSO

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, has 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 our hands this ~~18th~~ 21ST day of April, 2016.

Nebyat Abraha AKA Abraha medhani by Shewit Abrha NKA Yewhalashet Abrha-as Attorney in Fact

Nebyat Abraha AKA Nebyat Abraha Medhane by Shewit Abrha NKA Yewhalashet Abrha. as Attorney in Fact

Shewit Abrha NKA Yewhalashet Abrha

Shewit Abrha NKA Yewhalashet Abrha

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, Nebyat Abraha NKA Nebyat Abraha Medhane and Shewit Abrha NKA Yewhalashet Abrha, 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.

by attorney-in-fact, Shewit Abrha. NKA Yewhalashet Abrha

Witness my hand and official seal, this the ~~18th~~ 21ST of April, 2016.

Notary Public

My Commission Expires:

(SEAL)

HEATHER F. S. FLEMING NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-05-2019

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 04-24-2018

Shelly M Smith

Commission Expires 4-24-2018

File Number: GRN-161809SSO