LAWYER'S ESCROW SERVICE, INC.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215

WARRANTY DEED

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6 20

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 5-6-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Selorm Adzaku Dei-Tutu	FNM Bank	104-10-0C-033.00-CO
(NAME)	(NAME)	
362 Elmington Avenue	PO Box 1130	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and 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, Donald Lee and wife, Jeannie Crawford-Lee, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Selorm Adzaku Dei-Tutu and Dzidzo Dei-Tutu, wife and husband, 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:

A certain Condominium in Davidson County, Tennessee, being Unit No. H-33 as shown on the Revised Plan of Elmington Condominium, a Horizontal Property Regime in Nashville, as of record in Plat Book 4660, Page 60, in the Register's Office for Davidson County, Tennessee, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed of record in Book 4486, page 547, as corrected in Book 4673, page 102, as amended in Book 4963, page 265, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other units owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof.

Being the same property conveyed to Donald Lee and wife, Jeannie Crawford-Lee by Warranty deed from Stephen J. Mccarthy and wife, Annie D. McCarthy who obtained title as Anne W. McCarthy of record in Instrument No. 20130515-0049023 Register's Office for Davidson County, Tennessee, dated May 03, 2013 and recorded on May 15, 2013.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 362 Elmington Avenue, Nashville, TN 37205
(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.

BILL GARRETT, Davidson County
Trans:T20160064075 DEEDWARR
Recvd: 07/26/16 09:59 2 pgs
Fees:13.00 Taxes:1239.50
20160726-0076678

Witness our hands this 21st day of July, 2016.

Donald Lee / Jeannie Crawford-Lee

Donald Lee

Jeannie Crawford-Lee

STATE OF WA

COUNTY OF King

On this 21st day of July, 2016, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Donald Lee and Jeannie Crawford-Lee**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
11-13-2019

Notary Public, State of WA
Betty J Tomich

Notary Public
State of Washington
BETTY J TOMICH
My Appointment Expires Nov 13, 2019