Davidson County DEEDWARR
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Fees:18.00 Taxes:851.00
20160802-0079835

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28 day of July, 2016.

Notary Public

MY COMMISSION EXPIRES: 7-24-19
(AFFIX SEAL)

DAVID R. A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title and Escrow Main , 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S). |
|---|---|---|
| Juan Mendoza | Movement Mortgage, LLC | 136 05 0 038.00 |
| (NAME) | (NAME) | |
| 212 Winward Ct | 841 Seahawk Circle | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37217 | Virginia Beach, VA 23452 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Two Hundred Thirty Thousand And No/100 Dollars ($230,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Aster Bekele Belihu, married**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Juan Mendoza and Aleyda J. Sanchez, 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:

Lot Number 56 as shown on the plat of Section Three of Bayview, of record in Plat book 9700, Page 685, in the Register's Office for Davidson County, Tennessee, and as revised on the plat of Revision One, Bayview, Section Three, Revision to Lots 47 and 47, of record in Plat Book 9700, Page 749, in the Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete and accurate description of the property.

Being the same property conveyed to Aster Bekele Belihu 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 May 24, 2013 and recorded June 06, 2013 as Instrument No. 20130606-0057417, in said Register's Office for Davidson County, Tennessee.

**Adane Assefa** joins in this instrument to convey any and all marital interest he has in the suject property.

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.

File Number: NAT-164118BSO

unimproved ☐
This is improved ☒ property, known as 212 Winward Ct, Nashville, TN 37217

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 28th day of July, 2016.

Aster Bekele Belihu

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Aster Bekele Belihu, the 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 and official seal, this the 28th of July, 2016.

Notary Public
My Commission Expires:
(SEAL)




File Number: NAT-164118BSO

Adane Assefa

STATE OF Georgia
COUNTY OF Gwinnett

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Adane Assefa, the 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 and official seal, this the 28th of July, 2016.

Troye Gina Singleton
Notary Public
My Commission Expires:
(SEAL)

TROYE GINA SINGLETON
Notary Public, Georgia
Dekalb County
My Commission Expires
January 17, 2019

True Copy Certification

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

SHELLY M SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Commission Expires
4-24-2018

File Number: NAT-164118BSO