Davidson County DEEDWARR
Recvd: 08/31/16 09:02 3 pgs
Fees:18.00 Taxes:758.50
20160831-0091154

PREPARED BY:

1ST QUALITY TITLE, LLC
661 LONE OAK ROAD
MT. JULIET, TN 37122

RETURN TO:

SIGNATURE TITLE SERVICES LLC
4751 Trousdale Dr. Suite 111
Nashville, TN 37220

WARRANTY DEED

FOR AND IN CONSIDERATION the sum of ONE DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, Katherine Bennett has this day bargained and sold and does hereby transfer and convey unto Emishaw Chachu and Zenebe Asrese, husband and wife, their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, the state of Tennessee, and being described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 235, on the Plan of Village Two, Summerfield, as shown by plat appearing of record in Instrument No. 20000929-0096421, of the Register's Office of Davidson Country, Tennessee, to which plat reference is hereby made for a more complete details of said lot.

Being the same property conveyed to Katherine Bennett, unmarried from Southern Home Bulinders, LLC, dated 03/26/04 and recorded 04/08/04, of record in Instrument No. 20040408-0040182, Register's Office for Davidson County, Tennessee.

This is improved property know as 4048 Pine Orchard, Antioch, Tennessee 37037.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Emishaw Chachu and Zenebe Asrese, husband and wife, their heirs and assigns, forever.

The undersigned covenants with the said Grantees that it is lawfully seized and possessed of said parcel of real estate and that it has a good right to convey the same and that it is unencumbered, except as otherwise herein set out, and except for the lien of the current years taxes.

The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to said real estate to the Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

WITNESS OUR HANDS THIS THE 26th day of August, 2016.

Katherine Bennett

Katherine Bennett

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public in and for the state and county mentioned, personally appeared Katherine Bennett with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the within named bargainor(s), executed the foregoing instrument for the purposes therein contained.

Witness my hand this 26th day of August, 2016.

YVONNE McCOY HELTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Yvonne McCoy Helton

NOTARY PUBLIC
MY COMMISSION EXPIRES 7-31-19

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $205,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 26th day of August, 2016.

My Commission Expires: 7-31-19

Yvonne McCoy Helton

NOTARY PUBLIC

Map & Parcel No.: 164-10-A-87.00

Name and address of new owner:
Send tax bills to:
Emishaw Chachu and Zenebe Asrese
4048 Pine Orchard
Antioch TN 37013

YVONNE McCOY HELTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

True Copy Certification

I, Kristen Traini, 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 Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini 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: 5-27-19

Notary' Seal (if on paper)

