WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/22/16 15:46 3 pgs
Fees:18.00 Taxes:740.00
20160922-0100133

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $200,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 15TH DAY OF SEPTEMBER, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES

STACEY DENSON PALMER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 5, 2018

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-2234B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Gizewu S. Bedada	US Bank	136-13-0A-002.00-CO
2764 Waters View Drive	7601 Penn Ave S, Ste A1	
Nashville, TN 37217-4133	Richfield MN 55423	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

DARESA CANNON AND HUSBAND, DANTE SHIELDS

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

GIZEWU S. BEDADA, A SINGLE MAN

HEREINAFTER CALLED THE GRANTEE(S), 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 Lot No. 2 on the Plan of Final Plat of Watersview of record in Plat at Instrument No. 20010515-0050286, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Daresa Cannon, an unmarried woman by Special Warranty deed from Wells Fargo Bank, N.A. on behalf of the certificateholders Park Place Securities, Inc. Asset-Backed Pass-Through Certificates, Series 2005-WCW1, of record in Instrument No. 20060905-0109167 Register's Office for Davidson County, Tennessee, dated August 14, 2006 and recorded on September 05, 2006. (Value of consideration shown in aforementioned deed $148,000.00.) Being also known as 2764 Waters View Drive Nashville, Tennessee 372174133. Property address being provided for informational purposes only.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2016, a lien not yet due and payable.

All matters shown on the Plan of record in Instrument 20010505-0050286, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument 20001227-0125998, restated in Instrument 20010726-0079539, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Quitclaim Deed to HOA of record in Instrument 20010807-0084573, Register's Office for Davidson County, Tennessee.

Charter of record in Instrument 20010807-0084577, Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is property known as 2764 Waters View Drive, Nashville, TN 37217-4133

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 15th day of September, 2016.

Daresa Cannon

Dante Shields

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, DARESA CANNON AND DANTE SHIELDS, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 15th day of September, 2016.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 16-2234B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

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)

