Davidson County DEEDWARR
Recvd: 09/29/16 10:33 3 pgs
Fees:18.00 Taxes:647.50
20160929-0102690

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $175,000.00

Affiant

Subscribed and sworn to before me, this 27th day of September 2016.

Notary Public
My commission expires:

RUTH M. FORAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 10-15-2019

Address of New Owner:	Send Tax Bills to:	Tax Information
Abebe Megisso 7432 E. Winchester Dr. Antioch TN 37013	FARMINGTON MORTGAGE, a Division of Capstar Bank 2002 Richard Jones Road, Suite 300A, Nashville, TN 37215	151100A10100CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Jeffrey Brandon, a single person and James G. Cantrell, a married person, Tenants in Common, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Abebe Megisso, an unmarried 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:

Being Lot No. 307, Villages of Long Hunter, a Planned Unit Development, Phase 1, recorded in Instrument No. 20010123-0006894, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jeffrey Brandon, a single person and James G. Cantrell, a married person, tenants in common by deed dated May 5, 2016 from Deutsche Bank National Trust Company, as Trustee for FFMLT TRUST 2004-FF3, Mortgage Pass-Through Certificates, Series 2004-FF3 of record in Instrument No. 20160517-0048912, Register's Office for Davidson County, Tennessee.

Subject property has never been the primary residence of the spouse of the herein named Grantor.

This conveyance is made subject to the following: 1) 2016 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Villages of Long Hunter,

Planned Unit Development, Phase 1, of record in Instrument No. 20010123-0006894, Register's Office for Davidson County, Tennessee 3) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Instrument No. 20010331-0056382 and in any allied instruments(s) referred to in said restrictions.

This property is improved property known as 7432 E. Winchester Dr., Antioch, Tennessee 37013

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 this 27 day of September, 2016.

Jeffrey Brandon

James G. Cantrell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeffrey Brandon and James G. Cantrell, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 27th day of September, 2016.

Notary Public

My Commission expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 09658

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

