Davidson County DEEDWARR
Recvd: 11/01/16 16:00 3 pgs
Fees:18.00 Taxes:773.30
20161101-0115598

WARRANTY DEED

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

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of October, 2016

Stacey Denson Palmer
Notary Public

MY COMMISSION EXPIRES: 11-5-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 100, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Askale Hadera	Churchill Mortgage	164-08-0C/17.00
(NAME)	(NAME)	
3749 Grace Falls Drive	761 Old Hickory Blvd Ste 400	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I, **Toya R. Powell nka Toya R. Malbrough, a married person** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Askale Hadera,** 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:

Land in Davidson County, Tennessee, being Lot No. 57 on the Final Plat of Hamilton Chase, Section One, of record in Instrument No. 20051025-0128977 and by surveyors certificate of correction of record in Instrument No. 20051031-0131368, Register's Office for said County to which reference is made for a more complete description.

Being the same property conveyed to Toya R. Powell by deed from T.F. Homes, LLC, dated June 23, 2006 and filed for record June 27, 2006 as Instrument No. 20060627-0076686 in the Register's Office for Davidson County, Tennessee.

Subject to any and all matters appearing on the Plan of record in Instrument No. 20051025-0128977 and Instrument No. 20051031-0131368 in the Register's Office for Davidson County, Tennessee.

Subject to Easement to Tennessee Telephone company of record in Instrument No. 20060707-0081733, Register's Office for Davidson County, Tennessee.

Subject to Road Agreement and Sewer Easement of record as Instrument NO. 20040416-0043248, Register's Office for Davidson County, Tennessee.

Subject to Strom Water Detention Agreement of record as Instrument No. 20040102-0000420, Register's Office for Davidson County, Tennessee.

Subject to Declaration of Covenants, Conditions and Restrictions of record as Instrument No. 20050728-0087946 and amended in Instrument No. 20051031-0131315, Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

The Taxes have been prorated and assumed by the Grantee(s).

John Malbrough joins in this conveyance to convey any and all interest marital or otherwise he may have in the subject property.

unimproved ☐

This is improved ☑ property, known as 3749 Grace Falls Drive, Antioch, TN 37013

(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.

Witness my/our hands this 28th day of October, 2016.

Toya R. Powell nka Toya R. Malbrough

John Malbrough

State of Tennessee
County of Davidson

Personally appeared before me Toya R. Powell nka Toya R. Malbrough and John Malbrough with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of October, 2016.

Notary Public Judith C. Jacobs
My Commission Expires: 1-10-20

File No.: 201609003

JUDITH C. JACOBS
STATE OF TENNESSEE
NOTARY PUBLIC
WITNESS MY HAND AND SEAL AT OFFICE IN RUTHERFORD CO., TN

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: 5-27-2019
Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY