$829.80
$12.00

WARRANTY DEED

LURA BRADY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner JL
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 224,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of December 2016

Lura Brady
Notary Public:

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Isayas Woldesemaiat	Heritage Bank USA, Inc.	Parcel ID:
2960 Brantley Drive	322 Main St.	15606005400
Antioch, TN 37013	Clarksville, TN 37040	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

James J. Wolter and wife, Amy J. Wolter

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Isayas Woldesemaiat , an unmarried man

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. 40, on the Plan of Percy Priest Meadows, Section One, of record in Plat Book 4675, Page 110, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James J. Wolter and wife, Amy J. Wolter by deed from Ed M. Phillips and wife, Donna J. Phillips, of record in Instrument 200002280019066, said Register's Office, dated February 25, 2000.

This conveyance is subject to Restrictions of record in Book 4815, Page 647, said Register's Office.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 4675, Page 110, said Register's Office; (3) Easements of record in Book 3616, Page 251; Book 4101, Page 561; and Book 2243, Page 637, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2960 Brantley Drive, Antioch, TN 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 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 our hands this 6th day of December, 2016.

James J. Wolter

Amy J. Wolter

BILL GARRETT, Davidson County
Trans:T20160107920 DEEDWARR
Recvd: 12/08/16 09:50 2 pgs
Fees:13.00 Taxes:828.80
20161208-0128873

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James J. Wolter and Amy J. Wolter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 6th day of December, 2016.

My Commission Expires: 2.2.18

Notary Public

