Davidson County DEEDWARR
Recvd: 12/12/16 10:23 3 pgs
Fees:18.00 Taxes:562.40

20161212-0129768

Prepared by:
Realty Title & Escrow Company, Inc.
2000 Richard Jones Road Suite 178
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $152,000.00.

M. Lema
Affiant

Subscribed and sworn to before me, this 8 day of December, 2016.

Barbara C. Parrish
Notary Public
My commission expires: 1-7-2020

BARBARA C PARRISH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

03-1611-38643

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Kayla Brooke Oakley 3001 Hamilton Church Rd., Unit 529 Antioch TN 37013	New Owner	163-04-0A-529.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Makonnen W. Lema and Almaz T. Woldgiorgis, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Kayla B. Oakley, a single woman and Jason W. Oakley, a married man**, hereinafter called the Grantees, their successors 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 Unit No. 529, on the Plan of Hamilton Crossings Townhomes, a Planned Unit Development, of record in Instrument No. 20040212-0016945, as amended in Instrument No. 20050310-0026734, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Makonnen W. Lema and Almaz T. Woldgiorgis, husband and wife by deed from Deutsche Bank National Trust Company, as Trustee for the registered holders of Morgan Stanley ABS Capital I Inc. Trust 2007-HE5 Mortgage Pass-Through Certificates, Series 2007-HE5, dated May 21, 2012, recorded June 4, 2012, of record in Instrument No. 20120604-0048527, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3001 Hamilton Church Rd., Unit 529, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 this 8TH day of December, 2016.

M. Lema
Makonnen W. Lema
MAKONNEN W, LEMA

Almaz T. Woldgiorgis
Almaz T. Woldgiorgis

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Makonnen W. Lema and Almaz T. Woldgiorgis**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 8 day of December, 2016.

Barbara C. Parrish
State of Tennessee at Large

My Commission expires:
1-7-2020

BARBARA C PARRISH
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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

