WARRANTY DEED

File #17026

Davidson County DEEDWARR
Recvd: 02/23/17 14:31 3 pgs
Fees:18.00 Taxes:925.00
20170223-0018315

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00 $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF FEBRUARY, 2017.

Notary Public

MY COMMISSION EXPIRES: January 5, 2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fekadu Admasu	Suntrust Mortgage, Inc.	10301007100
(NAME) ~~3419-B~~ ~~814 Watts Lane~~ Amanda Ave	(NAME) 1001 Semmes Ave, RVW 5023	
(ADDRESS) Nashville, TN ~~37209~~ 37215	(ADDRESS) Richmond, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **John Michael Clanton, a married man and Gary D. Wood, a single man, as joint tenants in common,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Fekadu Admasu and wife, Yewebdar Tadesse,** 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. 7, on the unrecorded Plan of John B. Cowden's Subdivision, Section 4, described according to a survey made by Norris H. Hickerson, Surveyor, May 14, 1947 and revised January 10, 1948, as follows:

Beginning on the easterly margin of a 25 foot strip dedicated for street at its intersection with the south boundary line of the Cowden Tract; thence with the easterly margin of said strip north 33 degrees 30' west 89 feet to the corner of Lot Nos. 7· and 8; thence with the line between said two Lots north 58 degrees east 179 feet to the westerly line of Lot No. 4; thence with the westerly line of Lot Nos. 4, 5 and 6 35 degrees east 221 feet to the south boundary line of said Cowden Tract; thence with the same westwardly 228.2 feet to the beginning.

Being a part of the property conveyed to John Michael Clanton, a married man and Gary David Wood, a single man, as Joint Tenants in Common by Quitclaim Deed from Gary David Wood, a single man, dated October 25th 2016 of record as Instrument No. 20161104-0117185, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

unimproved ☐
This is improved ☒ property, known as 814 Watts Lane, Nashville, TN 37209
(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 hand this 23rd day of February, 2017.

John Michael Clanton

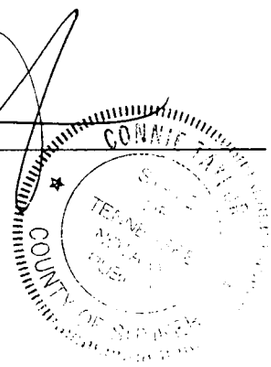
Gary D. Wood

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, John Michael Clanton and Gary D. Wood, the bargainor(s), 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 this 23rd day of February, 2017.

Notary Public



My Commission Expires:

11/5/2019

RETURN RECORDED DOCUMENTS TO:

Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/25/19

MARY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY