WARRANTY DEED



Davidson County DEEDWARR
Recvd: 03/01/17 11:19 3 pgs
Fees:18.00 Taxes:1313.50
20170301-0020191

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 4-11-2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Addisu Z. Taddese and Andrea S. Taddese	New Owner Heritage Bank	160 16 0B 031.00
(NAME) 6096 Brentwood Chase Drive	(NAME) 322 Main St.	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Clarksville TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Fifty-Five Thousand And No/100 Dollars ($355,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **I/WE, James A. Graham and Lisa H. Graham, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Addisu Z. Taddese and Andrea S. Taddese, husband and wife**, 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. 31 on the plan of Revision One, Section One, Brentwood Chase, as shown by plat of record in Plat Book 9700, Page 936-941, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to James A. Graham and Lisa H. Graham, husband and wife by Warranty Deed from Shazia Tariq, married dated February 18, 2011 and recorded February 23, 2011 as Instrument No. 201102230014783, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 6096 Brentwood Chase Drive, Brentwood, TN 37027

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, has 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 the 23rd day of February, 2017

James A. Graham

Lisa H. Graham
by James A. Graham as her Attorney-in-fact ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named James A. Graham, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of February, 2017.

Notary Public

My Commission Expires: 3/6/18

(SEAL)

DAWN D. CHASE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Comm. Expires March 6, 2018

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared James A. Graham, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Lisa H. Graham, as her Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of Lisa H. Graham, for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of February, 2017.

Notary Public

My Commission Expires: 3/6/18

(SEAL)

DAWN D. CHASE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Comm. Expires March 6, 2018

File Number: FRN-170523SSO

True Copy Certification

I, Yvette Meldrum, 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 Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum 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: 7-11-20

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON