BILL GARRETT, Davidson County
Trans:T20170026359 DEEDWARR
Recvd: 03/29/17 10:50 2 pgs
Fees:13.00 Taxes:813.63
20170329-0030449

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $219,900.00

Affiant

Subscribed and sworn to before me, this 25 day of March, 2017

Notary Public

My commission expires:

VENITA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Kevin Olden	Owner at Above's	**135140B02200CO**
309 Alder Court	address	
Nashville, TN 37217		

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 ACKNOWLEDGE, WE,

Nebiu A. Messay, an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kevin Olden, married

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. 22 on the Plan of Ransom Place, Phase One, of record in Plat Book 6900, Pages 922, 923 and 924 and amended in Book 7885, page 867, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Nebiu A. Massey from Mel Martinez, Secretary of Housing and Urban Development by Cash Warranty Deed dated March 20, 2001 and recorded in Instrument No. 20010404-0032917, said Register's Office, Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

All matters as shown on the plat of record in Plat Book 6900, page 922-924, and amended in Book 7885, page 867, Register's office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

Restrictions of record in Book 7867, page 81, amended in Book 7885, page 868; Book 7947, page 436; Book 8070, page 555; Book 424, page 414; Book 8505, page 235; Book 8550, page 764; Book 8707, page 86 and Book 8846, page 184, said Register's Office.

By-Laws of record in Book 7867, page 104, said Register's Office.

Easement of record in Book 8744, page 648, said Register's Office.
Agreement of record in Book 6865, page 79 and Book 7389, page 133, said Register's Office.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 309 Alder Court, Nashville, TN 37217.

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 in 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 hand(s) this 24th day of March, 2017.

Nebiu A. Messay

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Nebiu A. Messay, the within named Grantor(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, at office, this 24th day of March, 2017.

Notary Public

My Commission Expires: 9/11/17

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON