Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20170026407 DEEDWARR
Recvd: 03/29/17 11:44 2 pgs
Fees:13.00 Taxes:518.00
20170329-0030515

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $140,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of March, 2017.

Notary Public
My commission expires:

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

06-1702-76649

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Maria C. Petersson 5226 Village Way Nashville TN 37211	new owner	161-11-0-E-018.00

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 Lema, married,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Maria C. Petersson, unmarried,** 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 Lot No. 9, on the Plan of P.U.D. Villages of Brentwood, Phase VIII, of record in Book 6900, Page 977, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Christine E. Anneken, unmarried by Warranty Deed from Luke J. Gadomski, unmarried and Maciej S. Buchowski and Magda Buchowski, husband and wife, dated August 17, 2003, recorded September 10, 2003, of record in Instrument No. 20030910-0132175, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Makonnen Lema by Trustee's Deed from Wilson & Associates, PLLC, dated October 19, 2016, recorded October 25, 2016, of record in Instrument No. 20161025-0112628, 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.

The subject property is neither the principal residence of Grantor nor his/her spouse or any dependent.

This property is improved property known as 5226 Village Way, Nashville, TN 37211.

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 24 day of March, 2017.

MAKONNEN LEMA

Makonnen Lema

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Makonnen Lema,** 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 Nashville, Tennessee, this 24th day of March, 2017.

Notary Public
State of Tennessee at Large

My Commission expires:

CHERI D BAYER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020