Record + Send to
Feamley Martin & McDonald
25 Century Blvd, Ste 402
Nashville, TN 37214

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31 DAY OF March, 2017

Notary Public

MY COMMISSION EXPIRES: 9/2018
(AFFIX SEAL)

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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 Gebere	NEW OWNER	150 14 0A 011.00
(NAME)	(NAME)	
4044 Calumet Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Sixty-Three Thousand And No/100 Dollars ($163,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **William Eric Sneed, an unmarried man and Sherryl L. Sneed and husband, Jonathan B. Sneed,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Addisu T Gebere and Aregash E Amanu, 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. 11 on the Final Plat of Calumet, Phase One, of record in Plat Book 6900, Page 673, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to William Eric Sneed, unmarried, Sherryl L. Sneed and husband, Jonathan B. Sneed, as Joint Tenants with rights of survivorship by Warranty Deed from Valerie McDougall Ravenell and husband, Anthony Ravenell dated February 26, 2007 and recorded February 28, 2007 as Instrument No. 200702280024996, in said Register's Office for Davidson County, Tennessee. Also see Affidavit for Furtherance of Title of record in Instrument No. *, Register's Office for Davidson County, Tennessee,

* 20170404-0032644

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.

This is improved ☒ property, known as 4044 Calumet Drive, Antioch, TN 37013

File Number: FRN-171163SSO

BILL GARRETT, Davidson County
Trans:T20170028162 DEEDWARR
Recvd: 04/04/17 09:39 3 pgs
Fees:18.00 Taxes:603.10

20170404-0032645

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 31st day of March, 2017

Jonathan B. Sneed co-conservator
William Eric Sneed
by Jonathan B. Sneed as Co-Conservator

Sherryl Sneed co conservator
William Eric Sneed
by Sherryl Sneed as Co-Conservator

Sherryl L. Sneed

Jonathan B. Sneed

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Jonathan B. Sneed, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Co-Conservator of William Eric Sneed, the within named bargainor, and that he as such Co-Conservator executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of March, 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-171163SSO

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Sherryl Sneed, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the Co-Conservator of William Eric Sneed, the within named bargainor, and that she as such Co-Conservator executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of March, 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

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Sherryl L. Sneed and husband, Jonathan B. Sneed, the bargainors, 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 31st day of March, 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

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