BILL GARRETT, Davidson County
Trans: T20170061619 DEEDWARR
Recvd: 07/19/17 09:42 2 pgs
Fees: 13.00 Taxes: 316.35
20170719-0072612

This instrument was prepared by:
DLO TITLE, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
2017060006

Record & Return TO:

Providence Title, LLC
25 Century Blvd. Suite 402
Nashville, TN 37214

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, is $85,500.00

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

Sworn to and subscribed before me this 14th day of July, 2017.

Kayla Spicer
Affiant

Notary Public

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Kayla Spicer		107-130A-001.00-CO
901 Coarsey Drive	New Owner	
Nashville, TN 37217		

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Robert B. Bieri, a single man** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kayla Spicer, a single woman** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee being Unit Number 901, on the Plan of Four Maples Condominiums, a Horizontal Property Regime, as shown on the Plat of record in Plat Book 5200, Page 283, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more completed description

Being the same property conveyed to Robert B. Bieri, a single man by Warranty Deed from Nebyat Abraha aka Nebyat Abraha Medhane, a single woman and Shewit Abrha nka Yewhalashet Abrha, a single man of record in Instrument No. 20160503-0043626 Register's Office for Davidson County, Tennessee, dated April 21, 2016 and recorded on May 03, 2016.

This is improved property known as **901 Coarsey Drive, Nashville, TN 37217.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 14 day of July, 2017.

Robert B. Bieri

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Robert B. Bieri, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14 day of July, 2017.

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-14-2019