Davidson County DEEDWARR
Recvd: 08/01/17 12:49 2 pgs
Fees:13.00 Taxes:636.77
20170801-0078030

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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

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, for this transfer is $172,100.00.

Affiant

Subscribed and sworn to before me, this 31 **day of July, 2017.**

Notary Public
My commission expires: 9/10/18

06-1707-76756

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Michael Tesfahuney	Michael Tesfahuney	162-12-0-B-040.00 CO
1345 Bell Rd, Unit 214	612 Twin Oaks Court	
Antioch TN 37013	Nashville, TN 37211	

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, **Sandra G. Doyle, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Michael Tesfahuney, a single man**, 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 Unit No. 25-D, on the Plan of Phase 1, Villas at Belle Parke, a Horizontal Property Regime, as established by Master Deed of record in Instrument No. 20020911-0110959; Instrument No. 20021025-0130922; Instrument No. 20030515-0066792; and Instrument No. 20040218-0018915, and as shown on the plan of record in Instrument No. 20020913-0111601, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sandra G. Doyle, married by deed from William T. Wagner and Kerri Wagner, husband and wife, dated April 21, 2005, recorded April 27, 2005, of record in Instrument No. 20050427-0047067, 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 her spouse or any dependent.

This property is improved property known as 1345 Bell Rd, Unit 214, Antioch, TN 37013.

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 31 day of July, 2017.

Sandra G. Doyle

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Sandra G. Doyle**, 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 Mt. Juliet, TN, this 31 day of July, 2017.

Notary Public
State of Tennessee at Large

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

My Commission expires:

Certificate of Authenticity

I, ASHLEE D PAGE, 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 Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-25-2019