WARRANTY DEED

Return TO:

Providence Title, LLC
25 Century Boulevard, Suite #402
Nashville, TN 37214

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSER IS $309,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF AUGUST, 2017

Notary Public

MY COMMISSION EXPIRES: 9-25-2019

YENKYRA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

THIS INSTRUMENT WAS PREPARED BY:
Rose Tignor, Attorney for Main Street Title, Inc., 2231 N. Mt Juliet Rd, #203, Mount Juliet TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elias G. Tikue and Gebrelibanos Hadgu	Owners at Property	
(NAME) 5149 W Oak Highland Dr	(NAME) Address	173-04-0A-128.00 CO
(ADDRESS) Cane Ridge, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 08/30/17 14:53 3 pgs
Fees:18.00 Taxes:1146.63
20170830-0089317

FOR AND 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 ACKNOWLEDGED, WE,

Ramune Sulinskiene, Married

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

Elias G. Tikue, an unmarried man, and Gebrelibanos Hadgu, a married man

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 all of Lot No. 128, on the plan of Subdivision For Phase 1 Of Oak Highlands, of record in Plat Book 6900, Pages 432-435, as amended in Book 8037, Page 362, said Register's Office, reference to which is hereby made for a more complete description.
Being the same property conveyed to Ramune Sulinskiene, married by Deed from US Bank NA dated 4/24/2014 and recorded in Instrument No. 20140424-0034623 in the Davidson County Register's Office in TN.

unimproved ☐
This is improved ☒ property, known as **5149 W Oak Highland Dr, Cane Ridge, TN 37013**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 my hand this **29th day of August, 2017.**

Ramune Sulinskiene by Paul Sulinskas Attorney in fact

Ramune Sulinskiene by Paul Sulinskas as atty in fact

Paul Sulinskas

PAUL SULINSKAS

STATE OF Tennessee

COUNTY OF Wilson

On this 29th day of August 2017, before me personally appeared **Paul Sulinskas** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Ramune Sulinskiene** and who acknowledged that he executed the same as the free act and deed of **Ramune Sulinskiene**

Witness my hand at office on ~~30th~~ 29th **day of August 2017.**

Notary Public. My Commission Expires: 5/8/18

ED TIGNOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee County of Wilson

Personally appeared before me, a Notary Public of said County and State, **Paul Sulinskas** the within named Seller(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 on **29th day of August, 2017.**

Notary Public. My Commission Expires: 5/8/18

ED TIGNOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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.

Ashlee D Page

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
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019