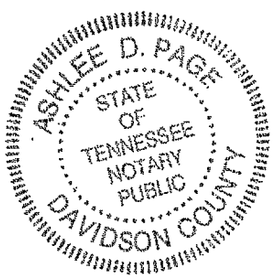
WARRANTY DEED

File #2017071128



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $218,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of September, 2017.

Notary Public

MY COMMISSION EXPIRES: 9-10-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tadele Woldegiorgis	New owner	151100A10300CO
(NAME)	(NAME)	
7440 E. Winchester Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE)	

Bill Garrett Davidson County
Batch# 4259 DEEDWARR
09/25/2017 04:05:30 PM 3 pgs
Fees: $18.00 Taxes: $806.60
20170925-0098166

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, I/WE, **Tzongsher Billy Lo, unmarried, and Menovue Lo, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tadele Woldegiorgis**, 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:

Being Lot No. 309, on the plan of Phase 1, Villages of Long Hunter, P.U.D. Final Subdivision Plat, as the same appears of record in Instrument No. 20010123-0006894, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Tzongsher Billy Lo, an unmarried man, and Menovue Lo, an unmarried man, by Warranty Deed from Thomas G. Mickelson, an unmarried man, dated 09/18/2009, of record in Instrument No. 20091222-0116478, said Register's Office.

This conveyance is subject to: Taxes for the year 2017, a lien, not yet due or payable.; Any and all matters as set forth in the plat of record in Instrument No. 20010123-0006894, said Register's Office.; Agreement for dedication of easement for watermains and appurtenances as of record in Book 8197, Page 288, said Register's Office.; Easement to Tennessee Telephone Company as of record in Book 9661, Page 919, said Register's Office.; Stormwater Detention Agreement as of record in Instrument No. 20020718-0086411, said Register's Office.; Declaration of Covenants as of record in Instrument No. 20010531-0056382; amended in Instrument No. 2003111-0164945, said Register's Office.; Easement for Sanitary Sewers and/or Storm Drainage as of record in Instrument No. 20001030-0107415, said Register's Office.; Easement to Crossman Communities of Tennessee, LLC as of record in Instrument No. 20000906-008827 and in Instrument No. 20000906-0088272, said Register's Office.; HOA charter as of record in Instrument No. 20010531-0056381, said Register's Office.; QC Deed for common area as of record in Instrument No. 20010531-0056383, said Register's Office.; Judgment in favor of TVA as of record in Book 4535, Page 351, said Register's Office.; Declaration of Taking for the use of TVA as of record in Book 4446, Page 423, said Register's Office.

unimproved ☐
This is improved ☒ property, known as **7440 E Winchester Dr., Antioch,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 our hands this 21st day of September, 2017.

Tzongsher Billy Lo, by Menovue Lo, as his attorney in fact

Tzongsher Billy Lo, by Menovue Lo, as his

attorney in fact

Menovue Lo

STATE OF CALIFORNIA
COUNTY OF Sacramento

Before me, the undersigned Notary Public, personally appeared Menovue Lo with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 21st day of September, 2017.

Commission expires: April 6, 2021

ALLISON K. HUNTER
Notary Public – California
Sacramento County
Commission # 2189914
My Comm. Expires Apr 6, 2021

Notary Public

STATE OF CALIFORNIA
COUNTY OF Sacramento

On this 21st day of September, 2017, before me personally appeared Menovue Lo, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Tzongsher Billy Lo, and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Instrument No. 201709250098165 Register's Office for Davidson County, Tennessee.

Witness my hand and official seal, this the 21st day of September, 2017.

ALLISON K. HUNTER
Notary Public – California
Sacramento County
Commission # 2189914
My Comm. Expires Apr 6, 2021

Notary Public

My Commission Expires: April 6, 2021

RETURN RECORDED DOCUMENTS TO:

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

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

201709250098166