Bill Garrett Davidson County
Batch# 9271 DEEDWARR
10/06/2017 11:12:30 AM 3 pgs
Fees: $18.00 Taxes: $950.90
20171006-0102856

STATE OF TN
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $257,000.00

Makonnen Edeti
Affiant

Subscribed and sworn to before me, this 28 day of Sept, 2017.

Notary Public

My commission expires:

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

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Makonnen Edeti **Yeshi Tarekegn**	Owners at	**183050A11900CO**
616 Waywood Circle	Property Address	
Antioch, TN 37013		

FOR AND IN 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 ACKNOWLEDGE, WE,

Mary Gallagher, unmarried

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

Makonnen Edeti and Yeshi Tarekegn, 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. 381 on the Plan of October Woods, Revision One, Phase Two, Section 4, of record in Book 7900, page 909, as revised in Book 9700, page 437 and 438, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Mary Gallagher, by Special Warranty Deed from Deutsche Bank National Trust company, Trustee for Morgan Stanley Mortgage ABS Capital 1 Inc. Trust 2004-NC7, of record in Instrument No. 20070509-0055845, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

All matters as shown on the plat of record in Plat Book 7900, page 909, revised in Book 9700, pages 437-438, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 616 Waywood Circle, 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 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 in 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/our hand(s) this 28 day of September, 2017.

Mary Gallagher

Mary Gallagher

STATE OF Washington

COUNTY OF King

Personally appeared before me, a Notary Public of said County and State, Mary Gallagher, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of September, 2017.

LORI M PATCH
Notary Public
State of Washington
My Appointment Expires
Apr 11, 2021

Lori M. Patch
NOTARY PUBLIC

My Commission Expires: 04/11/2021

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