WARRANTY DEED

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$60,000.00.**

LeeAnn Maloney
Affiant

Subscribed and sworn to before me this 5th day of October, 2017

Notary Public
My Commission expires: 11-6-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Golden Touch, LLC	New Owner	149010B00200CO
2360 Edencrest Drive		
Antioch, Tn 37013	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Merhawe Tesfamichal, a single person**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Golden Touch, LLC, a Tennessee limited liability comapny**, it's successors and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot 335, Phase 3, PICCADILLY SQUARE, as shown on plat of record in Plat Book 6250, Pages 892 thru 894, amended in Book 7459, Page 675, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Merhawe Tesfamichal, a single person from Mitchell Whitson, a single person by Warranty Deed on January 20, 2015, of record in Instrument Number 20150121-0006033, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 6250, Pages 892 Thru 894, amended in Book 7459, Page 675, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 6236, Page 683; Book 6295, Page 506; Book 6295, Page 520; Book 6295, Page 534; Book 6295, Page 572; Book 6295, Page 580; Book 6295, Page 588; Book 6295, Page 596; Book 6295, Page 602; Book 6300, Page 403; Book 6300, Page 409; Book 6300, Page 431; Book 6306, Page 833; Book 6496, Page 100; Book 6496, Page 107; Book 6496, Page 114; Book 6518, Page 190 and Book 6830, Page 739, Register's Office for Davidson County, Tennessee.
- Charter of Piccadilly Square Homeowners Association recorded in Book 7288, Page 963, Register's Office for Davidson County, Tennessee.
- Easements and Agreements of record in Book 6186, Page 238; Book 6251, Page 616; Book 6271, Page 187; Book 6331, Page 481; Book 6298, Page 491; Book 7748, Page 432; Book 7748, Page 478; Book 6782, Page 518 and Book 854, Page 73, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4601 Billingsgate Drive, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Bill Garrett Davidson County
Batch# 9886 DEEDWARR
10/10/2017 09:49:30 AM 2 pgs
Fees: $13.00 Taxes: $222.00
20171010-0103597

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 October 5, 2017.

Merhawe Tesfamichal

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Merhawe Tesfamichal** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 5, 2017

Notary Public

My commission expires 11-09-17

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-3-2021

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.