WARRANTY DEED

Bill Garrett Davidson County
Batch# 21515 DEEDWARR
11/02/2017 02:49:30 PM 3 pgs
Fees: $18.00 Taxes: $869.50
20171102-0112700

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of October, 2017.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Katema Getachew	Katema Getachew	164100A22600CO
(NAME)	(NAME)	
513 Stardale Way	513 Stardale Way	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Mitzi J Chapman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Katema Getachew and Sara Tsige, husband and wife**, hereinafter called the GRANTEE(S), her heirs and/or 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. 147, on the Final Plat, Village Four, Summerfield, as shown by plat appearing of record in Instrument No. 200304010042979, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Mitzi J. Chapman, unmarried by Warranty Deed from Jason Thorpe, an unmarried man, dated December 16, 2011, of record in Instrument No. 201112210099828, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters shown on the plat of record in Plat Instrument No. 200304010042979; (2) Covenants, conditions, easements and restrictions recorded of record in Book 11588, Page 484, Amendment to Restrictive Covenants of record in Book 11669, Page 376, Second Amendment to Restrictive Covenants of record in Instrument No. 200103080021946, Third Amendment to Restrictive Covenants of record in Instrument No. 200105040046260, Supplementary Declaration of Restrictive Covenants of record in Instrument No. 200305270071167, Amendment to Restrictive Covenants of record in Instrument No. 200305270071168; (3) Easement of record in Book 1141, Page 327; (4) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 199912160303934 and of record in Instrument No. 200008090079074; (5) Grant of Permanent Easement of record in Instrument No. 200008240083643; (6) Easement of record in Instrument No. 20000913-0091247 and of record in Instrument No. 200009130091248, of record in Instrument No. 200009130091249; (7) Easement contained in Open Space Dedication Agreement of record in Instrument No. 201203120021039; (8) Storm Water Detention Agreement of record in Instrument No. 200001130004777 and of record in Instrument No. 200206270077609; (9) Charter of record in Book 11648, Page 660 and Articles of Amendment to the Charter of record in Instrument No. 200103260028531; (10) By-Laws of Summerfield Homeowner's Association, Inc., of record in Book 11648, Page

662 and Amendment to By-laws of record in Instrument No. 200105040046261; (11) Quitclaim Deed of record in Instrument No. 201203120021018, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 513 Stardale Way, 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 GRANTEE(S), her heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), her heirs and/or 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 30th day of October, 2017.

Mitzi J Chapman

State of Tennessee
County of Rutherford

Personally appeared before me Mitzi J Chapman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of October, 2017.

Notary Public Chris Jackson
My Commission Expires: March 18, 2019

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

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

201711020112700