This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-17-1097

Bill Garrett Davidson County
Batch# 36241 **DEEDWARR**
12/12/2017 09:51:15 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20171212-0126442

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $350,000.00

Affiant

Subscribed and sworn to before me, this the 8th day of December, 2017

Notary Public
My Commission Expires: 5/5/2021

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Oumer Abdela and Hagere Endeshaw<br>2504 Blackpool Court<br>Nashville, TN 37211 | Farmington Mortgage,<br>a div of CapStar Bank<br>2002 Richard Jones Road<br>Suite 300A<br>Nashville, TN 37215 | 173-10-C-93.00 |

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Capitol Homes, Inc., a Tennessee Corporation,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Oumer Abdela and Hagere Endeshaw, husband and wife,** hereinafter called the Grantee(s), his/her/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. 93, Delvin Downs, Phase Two, a Residential Planned Unit Development, as the same appears on survey and plat of record in Instrument No. 20160929-0102578, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Capitol Homes, Inc., a Tennessee corporation by Warranty Deed from Blackstone Development, Inc., a Tennessee corporation, dated February 22, 2017, recorded February 24, 2017, of record in Instrument No. 20170224-0018571, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **2504 Blackpool Court, Nashville, TN 37211.**

This conveyance is made subject to 1) Property taxes for the year 2017, a lien that is due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

**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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF,** Grantor has executed this instrument on this 8th day of December, 2017.

Capitol Homes, Inc., a Tennessee Corporation

By: Larry J. Hasty
Larry J. Hasty, Authorized Signor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Larry J. Hasty, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Authorized Signor of Capitol Homes, Inc., the maker, and is authorized by the maker to executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 8th day of December, 2017.

Amanda Vaughn
Notary Public
My Commission expires: 5/5/2020

AMANDA VAUGHN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY