Bill Garrett Davidson County
Batch# 85616 DEEDWARR
04/27/2018 09:57:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20180427-0039759

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Ct. Ste. 202
Hendersonville, TN 37075
18-0243HV

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of April, 2018

Notary Public
Commission Expires: 5/23/18

Address of New Owner	Send Tax Bills To:	Map & Parcel
Fnu Behroz 212 Cedarcreek Drive Nashville, TN 37211	Same	162-13-0-082.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Abraham Madondo, married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Fnu Behroz, 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:

Land in Davidson County, Tennessee, being Lot No. 55, Revised Section One, Cedarwood Estates, as shown by plat and survey of record in Plat Book 4675, page 62, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Abraham Madondo, by Quitclaim Deed from Immaculate Madondo, dated 3/9/10 and recorded 4/20/10 in Instrument No. 20100420-0029845; and being the same property previously conveyed to Abraham Madondo and wife, Immaculate Madondo, by Warranty Deed from Frederick F. Thayer and wife, Valarie S. Thayer, dated 7/8/05 and recorded 7/18/05 in Instrument No. 20050718-0083011, in the Register's Office of Davidson County, Tennessee.

Gertrude Madondo, spouse of Abraham Madondo, joins in the execution of this instrument to convey her marital interest, if any, in subject property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 212 Cedarcreek Drive, Nashville, TN 37211.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 19th day of April, 2018.

Abraham Madondo

Gertrude Madondo

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Abraham Madondo and Gertrude Madondo,** 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 and official seal at Hendersonville, Tennessee this 19th day of April, 2018.

Notary Public
My Commission Expires: 9-22-20

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

(Notary Seal)

True Copy Certification

I, Chris Butler, 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.

Chris Butler

Attorney Signature

State of Tennessee

County of Sumner

Personally appeared before me, Carla D Moore (name of notary), a notary public for this county and state, Chris Butler (name of person making certification) who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Carla D Moore

Notary Signature

My commission Expires: May 23rd 2018

Notary Seal (if on paper)

