WARRANTY DEED

Bill Garrett
Batch# 94690
05/21/2018 11:13:55 AM
Fees: $13.00 Taxes: $730.75

Davidson County
DEEDWARR
2 pgs

20180521-0048355

JILL SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $197,500.00

Liz Daves
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of May, 2018.

Jill Simmons
Notary Public

MY COMMISSION EXPIRES: 9-4-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Azeb G. Tesfay	Bank of America	135-09-O-022.00
(NAME)	(NAME)	
2033 Forges Drive	101 South Tryon Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Charlotte, NC 28255	
(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, we, **Ricky L. Lockhart and Elaine Cantrell Lockhart, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Azeb G. Tesfay and Seleshi Adera, wife and husband**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, being all of Lot No. 22 on the Plan of Una Manor, Section One, of record in Plat Book 2854, Page 83, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ricky L. Lockhart and wife, Elaine Cantrell Lockhart by Quit Claim Deed from Betty Elaine Keenan aka Elaine Cantrell Lockhart dated 04/18/1991, recorded 04/30/1991, of record in Book 8341, Page 141, in the Register's Office for Davidson County, Tennessee.

Subject to: (1) All matters shown on the plat of record in Plat Book 2854, Page 83, in the Register's Office for Davidson County, Tennessee; and (2) Covenants, conditions, easements and restrictions recorded of record in Book 3000, Page 406, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto.

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 2033 Forges Drive, Nashville, TN 37217
(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), 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), 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 our hands this 15 day of May, 2018.

Ricky L. Lockhart

Elaine Cantrell Lockhart

State of GA
County of Glynn

Personally appeared before me Ricky L. Lockhart and Elaine Cantrell Lockhart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this ~~17th~~ 15th day of May, 2018.

Notary Public John H. Miller
My Commission Expires: 05-01-2020

OFFICIAL SEAL
JOHN H. MILLER JR
Notary Public, Georgia
GLYNN COUNTY
My Commission Expires
MAY 01, 2020

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122