Bill Garrett Davidson County
Batch# 97321 DEEDWARR
05/29/2018 09:07:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20180529-0050694

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $250,000.00 (Two Hundred Fifty Thousand).

AFFIANT

Subscribed to and sworn before me this 22nd day of May, 2018.

NOTARY PUBLIC MY COMMISSION EXPIRES: 3/10/2021

LAURIE DAMEWOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Elias Kebede 3336 Percy Priest Drive Nashville, TN 37214	MOVEMENT MORTGAGE, LLC 8024 CALVIN HALL RD INDIAN LAND, SC 29707	09616001400

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, **JUDY HALE GARRISON N/K/A JUDY STICKNEY** HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **ELIAS KEBEDE**, HEREINAFTER CALLED THE **GRANTEE(S)**, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Being Lot No. 13 on the Map of Hickory Bend Subdivision, Section 5, as of record in Book 3600, page 45, Register's Office for Davidson County, Tennessee, said Lot No. 13 fronts 80 feet on the northerly side of Percy Priest Drive and extends back between parallel lines 140 feet to a dead line.

Being the same property conveyed to Judy D. Hale-Garrison and spouse, John T. Garrison by deed from Gentry Smith and Debra Marzette, both unmarried, of record in instrument number 20021206-0150835, dated November 29, 2002 and recorded December 5, 2002, Register's Office for Davidson County, Tennessee. The said John T. Garrison having since died on August 18, 2008, leaving his spouse, Judy Hale-Garrison, as surviving tenant by the entirety.

Judy D. Hale Garrison has since remarried and now known as Judy Stickney.

The said Judy Stickney hereby makes oath that the above described property has never been the marital domicile of Judy Stickney.

Being also known as 3336 Percy Priest Drive, Nashville, Tennessee 37214.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **3336 PERCY PRIEST DRIVE** **NASHVILLE, TN 37214**

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), their heirs and 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), 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.

LTSR Number

GTE File 201804913

WITNESS, this 22nd day of May, 2018

Judy Stickney

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 22nd day of May, 2018, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Judy Stickney** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 22nd day of May, 2018.

Notary Public

Commission Expires: _____

KELLEY LYN DAVISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires JAN. 3, 2022

LTSR Number:

GTE File: 2018044913

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

