Bill Garrett Davidson County
Batch# 109514 DEEDWARR
06/27/2018 11:26:33 AM 2 pgs
Fees: $13.00 Taxes: $913.90
20180627-0061978

File #: 18-4541N

WARRANTY DEED

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $147,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 26TH DAY OF JUNE, 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES 8/16/2020

THIS INSTRUMENT PREPARED BY
Compass Land Title, 1111278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 18-4541N

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Mayra Elisa Anzora Tejada and Jaime Antonio Arias	First National Bank Of America	150-10-0-227.00
609 Pekoe Cir	241 E. Saginaw St	
Antioch, TN 37013	East Lansing, MI 48823	

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,

ALEMU MINDAGA AND KEDIJA ABDELA, HUSBAND AND WIFE, TENANTS BY THE ENTIRETY

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MAYRA ELISA ANZORA TEJADA AND JAIME ANTONIO ARIAS, WIFE AND HUSBAND

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:

Land in Davidson County, Tennessee, being Lot No. 70 on the Plan of Jamestown Estates of record in Plat Book 6900, Page 866, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Shaun R. Newland and wife, Sheri K. Newland by Warranty deed from Donna M. Cooper F/K/A Donna Michelle Armstrong of record in Book 10094, page 158, Register's Office for Davidson County, Tennessee, dated June 17, 1996 and recorded on June 21, 1996. (Value or consideration shown in aforementioned deed $116,000.00.)

Being the same property conveyed to Sheri Anne Kelly by Quitclaim deed from Shaun R. Newland of record in Instrument No. 20010404-0032547 Register's Office for Davidson County, Tennessee, dated October 02, 2000 and recorded on October 04, 2000 (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Christiana Trust, a division of Wilmington Savings Fund Society, FSB, not in its Individual Capacity but as trustee of ARLP Trust 2 by Substitute Trustees deed from Priority Trustee Services of TN, LLC, Substitute Trustee of record in Instrument No. 20150629-0062213 Register's Office for Davidson County, Tennessee, dated June 25, 2015 and recorded on June 29, 2015. (Value of consideration shown in aforementioned deed $187,500.0.)

Being the same property conveyed to ARNS, Inc by Quitclaim deed from Christiana Trust, a division of Wilmington Savings Fund Society, FSB, not in its Individual Capacity but as trustee of ARLP Trust 2 of record in Instrument No. 20171002-0100370 Register's Office for Davidson County, Tennessee, dated September 28, 2017 and recorded on October 02, 2017. (Value of consideration shown in aforementioned deed $10.00.)

Being the same property conveyed to ARNS, Inc by Quitclaim deed from Christiana Trust, a division of Wilmington Savings Fund Society, FSB, not in its Individual Capacity but as trustee of ARLP Trust 2 of record in Instrument No. 20171002-0100370 Register's Office for Davidson County, Tennessee, dated September 28, 2017 and recorded on October 02, 2017. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Alemu Mindaga and Kedija Abdela, husband and wife, tenants by the entirety by Special Warranty deed from ARNS, Inc of record in Instrument No. 20171102-0112799 Register's Office for Davidson County, Tennessee, dated October 25, 2017 and recorded on November 02, 2017. (Value of consideration shown in aforementioned deed $160,184.00.)
Being also known as 609 Pekoe Cir Antioch, Tennessee 37013.
Property address being provided for informational purpose only.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 609 Pekoe Cir, Antioch, TN 37013

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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 on the 26th day of June, 2018.

Alemu mindaga

Alemu Mindaga

*

Kedija Abdela

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, ALEMU MINDAGA AND KEDIJA ABDELA, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 26th day of June, 2018.

Laurie Damewood

Notary Public

My Commission Expires: 3/10/21

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 03-10-2021

File #: 18-4541N

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027