WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

J-AA-18-2612-H

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Bill Garrett Davidson County
Batch# 131767 DEEDWARR
08/21/2018 03:13:12 PM 2 pgs
Fees: $13.00 Taxes: $481.00

20180821-0082933

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Ashenafe Atlaw	**New Owner**	
(NAME)	(NAME)	**149-03-0-152.00**
2925 Summercrest Trail		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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 consideration, the receipt of which is hereby acknowledged, **SURREY ESTATES INC., A TENNESSEE CORPORATION,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ASHENAFE ATLAW, A MARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Parcel No. 152, as shown on the Plan of Ellis Place Commercial, Planned Unit Development, of record in Plat Book 7900, Page 527, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to R.E.P.P. Inc., a Tennessee corporation by deed from Surrey Estates, Inc., dated January 15, 1986, of record in Book 8915, Page 63, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Surrey Estates, Inc., a Tennessee corporation by Quitclaim deed from R.E.P.P. Inc., a Tennessee corporation of record in Book 8974, page 30, Register's Office for Davidson County, Tennessee, dated June 3, 1993 and recorded on June 7, 1993.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 7900, Page 527 which voids vacates and supercedes Plat 5800, Page 295, Register's Office for Davidson County, Tennessee.
- Easement(s) granted to telephones lines of record in Book 924, Page 459, Register's Office for said County.
- Easement(s) granted to right-of-way to State of Tennessee of record in Book 2905, Page 533, Register's Office for said County.
- Stormwater Detention Agreement of record in Book 7541, Page 603, Register's Office for Davidson County, Tennessee.
- Subject to easements to Metropolitan Davidson County and Nashville of record in Book 9698, Page 152, and Book 9698, Page 189, Register's Office for Davidson County, Tennessee.
- Easement(s) granted to stormwater detention agreement of record in Book 7541, Page 603, Register's Office for said County.
- Easement(s) granted to Metropolitan Davidson County and Nashville for Stormwater and sewer of record in Book 8331, Page 114, Register's Office for said County.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2612 Martway Dr., Nashville, Tennessee 37217**.

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. 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/our hand(s) this the 15th DAY OF AUGUST, 2018.

Surrey Estates Inc., a Tennessee corporation

BY: Evelyn Sutton
Evelyn Sutton
President

STATE OF TENNESSEE
COUNTY OF Beaufort

Before me, the undersigned Notary Public, personally appeared EVELYN SUTTON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the PRESIDENT of Surrey Estates Inc., a Tennessee corporation, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as PRESIDENT.

Witness my hand and official seal, at office, this 15th day of August, 2018.

Notary Public

My Commission Expires: August 12, 2024

MEGHAN JOHNSON
NOTARY PUBLIC- SOUTH CAROLINA
My Commission Expires August 12, 2024

MEGHAN JOHNSON NOTARY PUBLIC SOUTH CAROLINA

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212