Karen Y Johnson Davidson County
Batch# 140840 DEEDWARR
09/14/2018 11:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20180914-0091429

Warranty Deed

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$290,000.00
|
|Affiant

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
| 7 day of September, 2018.
|
|NOTARY PUBLIC: Tammy Tanner
|MY COMMISSION EXPIRES: 6/21/2022
| (AFFIX SEAL)

TAMMY TANNER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 06-21-2022

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Naeb Yohannes Tekeste Merhawit Araia Solomon 1116 Adwolfe Cove Hermitage, TN 37076	Pinnacle Bank 847 Conference Drive Goodlettsville, TN 37072	086-04-0B-097.00

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, we,

Jamie T. Grocki, married

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Naeb Yohannes (NT) Tekeste and Merhawit Araia (MS) Solomon, as joint tenants

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:

Being Lot No. 58, on the plan of Section Three, Sunset Oaks, of record in Plat Book 9700, Page 198, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Jamie T. Grocki, a single person by Deed from Federal Home Loan Mortgage Corporation dated August 18, 2009, of record in Instrument Number 20090908-0083795, Register's Office for Davidson County, Tennessee.

This property is not nor has ever been the principal residence of the spouse of the grantor herein.

This conveyance is made subject to the following:

1) 2018 taxes and subsequent years.
2) Property is subject to Restrictive Covenants contained in Book 9082, Page 567, Register's Office for Davidson County, Tennessee.
3) Property is subject to all matters affecting said premises as shown on Plat of record in Book 9700, Page 198, Register's Office for Davidson County, Tennessee.
4) Property is subject to By-laws of record in Instrument Number 20160209-0012575, Register's Office for Davidson County, Tennessee.
5) Property is subject to HOA Charter of record in Instrument Number 19991207-0300671, Register's Office for Davidson County, Tennessee.
6) Property is subject to Conveyance for water/sewerage services of record in Book 10360, Page 311, Register's Office for Davidson County, Tennessee.
7) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 1116 Adwolfe Cove, Hermitage, TN 37076
(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 GRANTEES, their heirs and assigns, forever; and we do 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 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(s) this 7 day of September, 2018.

Jamie T. Grocki

STATE OF ~~Tennessee~~ OREGON KR
COUNTY OF ~~Davidson~~ LANE KR

Personally appeared before me, Jamie T. Grocki, with whom I am personally acquainted, (or who 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, at office, this 7 day of September, 2018.

NOTARY PUBLIC

My Commission Expires:

OFFICIAL STAMP
KEVIN ANDREW RIES
NOTARY PUBLIC - OREGON
COMMISSION NO. 977384
MY COMMISSION EXPIRES JULY 25, 2022

Certificate of Authenticity

I, MARY SCHNEIDER, 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.

Signature

State of PENNSYLVANIA

County of PHILADELPHIA

Personally appeared before me, SARAH M. CARLIN, a notary public for this county and state, MARY SCHNEIDER who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 8/26/2020.

Notary's Seal (If on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
SARAH M. CARLIN, Notary Public
City of Philadelphia, Phila. County
My Commission Expires August 26, 2020