WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of October, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DEBORAH L. BISSELL NOTARY PUBLIC STATE OF TENNESSEE PERRY COUNTY MY COMMISSION EXPIRES APRIL 28, 2019

File No. LG0004582

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lemlem F. Negasi	First Community Mortgage	096-16-0-011.00
(NAME)	(NAME)	
3342 Percy Priest Dr	PO Box 291765	
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37214	Nashville TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Janis E. Hiter, surviving tenant by the entirety,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lemlem F. Negasi, a single woman,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lot 10, HICKORY BEND SUBDIVISION, SECTION 5, as shown on plat of record in Plat Book 3600, Page 45, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Wayne L. Hiter and wife Janis E. Hiter, by Special Warranty Deed from Bank One, National Association, as Trustee, of record in Instrument No. 20030108-0003085, in the Register's Office of Davidson County, Tennessee, dated December 31, 2002 and recorded on January 08, 2003. The said Wayne L. Hiter having since died on July 15, 2014, leaving Janis E. Hiter as sole surviving tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2018, which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 3342 Percy Priest Dr, Nashville, TN 37214

Karen Y Johnson Davidson County
Batch# 149655 DEEDWARR
10/05/2018 03:44:30 PM 3 pgs
Fees: $18.00 Taxes: $666.00
20181005-0099350

Witness my hand this 2nd day of October, 2018.

Janis E. Hiter by Mickey Hiter attorney in fact
Janis E. Hiter, by Mickey Hiter,
attorney in fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Mickey Hiter, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Power of Attorney for Janis E. Hiter, the within named bargainor, and that he as such Power of Attorney, executed the foregoing instrument for the purpose therein contained, by signing the name of Janis E. Hiter by himself as Power of Attorney pursuant to a validly executed Durable Power of Attorney of record at Instrument No. 20170505-0047061, R.O.D.C..

Witness my hand and official seal at Nashville, Tennessee, this 2 day of October, 2018.

NOTARY PUBLIC

My Commission Expires: _____

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2022

RETURN RECORDED DOCUMENTS TO:

Midtown Title, LLC
1704 Charlotte Ave., Ste. 105
Nashville, TN 37203

True Copy Certification

I, Christopher M Corriveau, do herby 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 a true and correct copy of the original document executed and authenticated According to law.

Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, 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: 5/5/2020

Notary's Seal (if on Paper)

AMANDA VAUGHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY