Karen Y Johnson Davidson County
Batch# 153866 DEEDWARR
10/24/2018 02:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20181024-0105540

SEND TAX STATEMENTS TO NAME AND ADDRESS OF NEW OWNERS:

Yonas Altimimi
29 Lafayette St.
Nashville TN 37210

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN FOR WHICH THE PREPARER ASSUMES NO RESPONSIBILITY.
PREPARED BY:
TRI-STAR TITLE CO., LLC.
106 E. COLLEGE STREET
MURFREESBORO, TN 37130

MAP & PARCEL: 11911011900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum and amount of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid, and for other good and valuable considerations, the receipt of all of which is hereby acknowledged, the undersigned, **MARY LUCILLE JONES, MINNIE L. SMITH, CHARLES E. BAGSBY, WILLIAM T. BAGSBY, JR., AND RUFUS F. BAGSBY,** has this day bargained and sold and do hereby transfer and convey unto, **YONAS ALTIMIMI,** his heirs and assigns, forever, a certain tract or parcel of realty situated in the Civil District of Davidson County, State of Tennessee and being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being in the northerly rear part of Lot No. 52 on the Map of Thompson Lane Park, of record in Book 2331, Page 138, Register's Office for said County, described as follows:

Beginning at a point in the common line between Lots No. 52 and 53 as shown on said Plan at a point 14.12 feet north from the north margin of Thompson Lane, being the northwest corner of that part of said lot that which was conveyed to State of Tennessee for the use and benefit of the Department of Highways and Public Works, by deed from Eugene T. Holtz and wife, of record in Book 3316, page 493; thence continuing with the line between said lots, northwesterly 295.88 feet to the line of Lot No. 45; thence with the line between Lots No. 45 and 52, northeasterly 52 feet to a corner of Lot No. 4; thence with the line between Lots No. 46 and 52, southeasterly 127.28 feet to a corner of Lot No. 51; thence with the line between Lots No. 51 and 52, southeasterly 187.3 feet to a point which is 37.7 feet northwesterly from the original margin of Thompson Lane, being the northeast corner of said State of Tennessee purchased referred to in the Deed of record in Book 3316, page 493, above; thence with the northerly line of the same, southwesterly 143.21 feet to a point of beginning.

Being the same property conveyed to William T. Bagsby, Jr., Rufus F. Bagsby, Mary Lucille Jones, Minnie L. Smith and Charles E. Bagsby, by Executor's Deed from Wiliam T. Bagsby, Jr., Executor of the Estate of William Thomas Bagsby, on October 21, 2008, and filed for record in Instrument No. 20081028-0107653, Register's office for Davidson County, Tennessee.

THIS property is subject to any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

This is improved property known as 44 E. Thompson Lane, Nashville, TN 37212

POSSESSION of premises with delivery of deed.

REAL PROPERTY TAXES for 2018 will prorated between the parties herein.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, his heirs and assigns, forever.

We further covenant with the said grantee, that we are lawfully seized and possessed of said real estate; that we have a good right to convey the same, and that it is unencumbered except for the 2018 real property taxes, which taxes have been prorated between the parties herein and the grantors having paid their prorata share unto the grantee; the grantee assumes and agrees to pay the same when due.

We do further covenant and bind ourselves, our heirs, assigns and representatives to forever warrant and defend the title to the said real estate unto the said grantee, his heirs and assigns, forever, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this the 24th day of October, 2018.

Mary Lucille Jones

Minnie L. Smith

Charles E. Bagsby

William T. Bagsby, Jr.

Rufus F. Bagsby

STATE OF TENNESSEE)
: ss.
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for the state and County aforesaid, the within named Mary Lucille Jones, Minnie L. Smith, Charles E. Bagsby, William T. Bagsby, Jr., and Rufus F. Bagsby, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Murfreesboro, Tennessee, on this the 24th day of October, 2018.

NOTARY PUBLIC

EILEEN SMITH STATE OF TENNESSEE NOTARY PUBLIC CANNON COUNTY

My Commission Expires: 8/27/22

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater is $300,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me, this the 24th day of October, 2018.

NOTARY PUBLIC

EILEEN SMITH STATE OF TENNESSEE NOTARY PUBLIC CANNON COUNTY

My commission expires: 8/27/22

TRUE COPY CERTIFICATION

I, **EILEEN SMITH,** 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.

Eileen Smith
EILEEN SMITH

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, Tricia L. Dittmer, a notary public for this county and state, Eileen Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tricia L Dittmer
Notary's Signature

My Commission Expires: 2/21/22

Notary Seal:

