Karen Y Johnson Davidson County
Batch# 159317 DEEDWARR
11/14/2018 09:10:30 AM 3 pgs
Fees: $18.00 Taxes: $813.63
20181114-0112089

WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of November, 2018

Notary Public

MY COMMISSION EXPIRES: 3/10/21
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Hailu Gebreselassie	Pinnacle Bank	151-10-0-A-068.00 CO
(NAME) 708 Winchester PL	(NAME) 1503rd Ave S #900	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Nashville, TN 37201	
(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, **Carlie N. Allen, an unmarried woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hailu Gebreselassie, single man,** 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. 285, Phase 1, Villages of Long Hunter P.U.D., Final Subdivision Plat, as shown of record in Instrument Number 20010123-0006894, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Carlie Nicole Adam, Unmarried, by Cash Deed for Tennessee from Shaun Donovan, The Secretary of Housing and Urban Development, dated October 2, 2009, of record in Instrument No. 20091006-0092820, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Carlie N. Allen, unmarried, by Quitclaim Deed from Carlie N. Allen, a/k/a Carlie Nicole Adam, unmarried, dated June 15, 2015, of record in Instrument No. 20150623-0059779, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 708 Winchester Place, Antioch, TN 37013
(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.

This conveyance is subject to the following: Taxes for the year 2018, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the plat of record in Instrument No. 20000207-0012630 and Instrument No. 20010123-0006894; Restrictions of record in Instrument No. 20010531-0056382 and Instrument No. 20031111-0164945; By-Laws of record in Instrument No. 20041022-0127537; Articles of Incorporation/ Charter of The Villages of Long Hunter of record in Instrument No. 20010531-0056381; Easements of record in Book 1101, page 457; Book 1115, page 302; Book 8197, page 288; Book 8358, page 91; Book 8358, page 94; Book 9661, page 919; Book 2338, page 466; Book 4446, page 423; Book 4535, page 351; Instrument No. 20001030-0107415, Instrument No. 20000906-0088271, Instrument No. 20000906-00888272 and Instrument No. 20010531-0056383; all of record in the Register's Office for Davidson County, Tennessee.

Witness my hand this 9th day of November, 2018.

Carlie N. Allen

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Carlie N. Allen, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 9th day of November, 2018.

Notary Public
My Commission Expires: _____

File No.: 28587

MISTY M. THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-23-2019

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

