Karen Y Johnson Davidson County
Batch# 170440 DEEDWARR
12/05/2018 09:09:30 AM 3 pgs
Fees: $18.00 Taxes: $688.20
20181205-0118470

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
18-1645TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 186,000.00.

Ruby M KABE
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th day of November, 2018.

Notary Public
Commission Expiration: 3/22/22

T. GARRISON STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Ruby M. Kabe and Alberta N. Hammond 116 Hardaway Dr Goodlettsville, TN 37072	SAME AS NEW OWNER	33-8-13.00R

WARRANTY DEED

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, **David F. Asante and wife, Grace K. Asante**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ruby M. Kabe, an unmarried woman and Alberta N. Hammond, a married woman, as joint tenants with rights of survivorship,** 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:

Property known as 116 Hardaway Dr Goodlettsville, TN 37072, County of Davidson to wit:

All that parcel of land in county of Davidson, State of Tennessee as more fully described in Book 7240, Page 430 and being more particularly described as follows:

Being Lot No. 31 on the Plan of Gatewood, Section 1, of record in Book 3300, Page 48, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to David F. Asante and wife, Grace K. Asante, by deed from Harold Dean Clark and wife, Patricia Janett Clark, dated 05/15/1987, filed and recorded 05/19/1987, of record in Book 7240, Page 430, said Register's Office.

Tax Map and Parcel ID is as follows 33-8-13.00R

Specific Power of Attorney for Grace K. Asante, dated 11/28/2018, recorded simultaneously herewith in Instrument No. —20181205011846 9—, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

LTE File No.: 18-1645TN

This is improved property known as: 116 Hardaway Dr, Goodlettsville, TN 37072

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 unemcumbered, 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 this 30th day of November, 2018.

David F. Asante

Grace K. Asante by David F. Asante Attorney in Fact
By: David F. Asante, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of November, 2018. before me personally appeared **David F. Asante**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 30th day of November, 2018.

T. GARRISON STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Notary Public
Commission Expiration: 3/22/22

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 30th day of November, 2018**,** before me, appeared **David F. Asante,** to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the lawful attorney-in-fact for **Grace K. Asante**, and that said instrument was signed in behalf of the said **Grace K. Asante**, by himself as attorney-in-fact.

Witness my hand and official seal at office this 30th day of November, 2018.

T. GARRISON STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Notary Public
Commission Expiration: 3/22/22

True Copy Certification

I, **Kristian Short**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Kristian Short

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Beth Turner,** a notary public for this county and state, **Kristian Short** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Beth Turner

My Commission Expires:
7-25-20

SEAL

