Karen Y Johnson Davidson County
Batch# 173331 DEEDWARR
12/12/2018 11:18:53 AM 3 pgs
Fees: $18.00 Taxes: $666.00

20181212-0120963

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is ~~$170,800.00~~ 180,000.00 (FMV)

Elaine C. Williams
Affiant

Subscribed and sworn to before me, this 7 day of December 2018.

Notary Public

My commission expires: 1-24-22

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Simen Asefaw **Yohana Temesghen**	Community Mortgage	05003010800
1309 Union Court	142 Timber Creek Dr	
Nashville, TN 37207	Cordova TN 38018	

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 ACKNOWLEDGE, WE,

Joseph O. Aluoch and Marren A. Aluoch, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Yohana Temesghen and Simen Asefaw, wife and husband

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:

Land in Davidson County, Tennessee, being Lot No. 74, on the plan of Section Two, Bellshire Terrace, of record in Plat Book 6250, page 673, 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 Joseph O. Aluoch and Marren A. Aluoch, married, by Cash Deed for Tennessee from the Secretary of Housing and Urban Development, of Washington, D.C., dated August 20, 2008, of record in Instrument No. 20080826-0087592, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Easements of record in Book 6250, pages 180, 673, and 674, said Register's Office.

3818

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 1309 Union Court, Nashville, TN 37207.

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 in 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.

x _____ Date: 12-07-2018
Joseph O. Aluoch

_____ Date: _____
Marren A. Aluoch

STATE OF Tennessee

COUNTY OF Montgomery

Personally appeared before me, a Notary Public of said County and State, Joseph O. Aluoch and ~~Marren A. Aluoch~~, the within named Grantor(s), with whom I am personally acquainted (or 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 7th day of December, 2018.

TERRI L. BARRETT
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

_____
NOTARY PUBLIC

My Commission Expires: 9/13/2020

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 1309 Union Court, Nashville, TN 37207.

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 in 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.

_____ Date:_____
Joseph O. Aluoch

MAluoch Date: 12/06/18
Marren A. Aluoch

STATE OF New Mexico
COUNTY OF Dona Ana

Personally appeared before me, a Notary Public of said County and State, ~~Joseph O. Aluoch~~ NM and Marren A. Aluoch, the within named Grantor(s), with whom I am personally acquainted (or 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 4 day of Dec, 2018.

Nichole Montoya
NOTARY PUBLIC

My Commission Expires: 11-16-2020

OFFICIAL SEAL
NICHOLE MONTOYA
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires 11-16-2020