WARRANTY DEED

Karen Johnson Davidson County
Batch# 245836 **DEEDWARR**
06/20/2019 07:53:05 AM 2 pgs
Fees: $13.00 Taxes: $647.50

20190620-0059276

Y-PR-19-1153

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF June, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Beshoy Aziz	**New Owner**	
(NAME)	(NAME)	**135-12-0D-153.00-CO**
1153 Nashboro Blvd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MATHIOS MEKONEN BAYSSIE, MARRIED AND BERHANE ASHENAFI, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BESHOY AZIZ, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 153 of the Fairway Villa Townhomes, as established by the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Fairway Villa Townhomes, as of record in Instrument No. 20040303-0024241, which instrument restated those covenants, conditions and restrictions first shown in Instrument No. 20030623-0086235, as amended in Instrument No. 20040105-0001208, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto appurtenant to each Unit, as set forth in said Amended and Restated Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040303-0024241, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such units.

Being the same property conveyed to Mathios Mekonen Bayssie and Berhane Ashenafi, unmarried persons by Warranty deed from Clubhouse Trails, a joint venture of record in Instrument No. 20060222-0020601 Register's Office for Davidson County, Tennessee, dated February 21, 2006 and recorded on February 22, 2006.

Subject property was never said Grantor's primary or marital residence.

This conveyance is subject to:
- Covenants, Conditions and Restrictions of record in Instrument Number 20030623-0086235, re-recorded in Instrument No. 200401050001208 and amended and restated in Instrument No. 20040303-0024241, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20051025-0128824, in the Register's Office for Davidson County, Tennessee.
- By-Laws of record in Instrument Number 20040303-0024241, amended in Instrument No. 20050701-0076406, in the Register's Office for DavidsonCounty, Tennessee.
- Subject to all matters shown on the Plan of record as Instrument Number 20021230-0161681, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 4827, Page 14, as supplemented in Book 5469, page 840, Instrument No. 20021211-0152726 and Instrument No. 20031008-0149209, Register's Office for Davidson County, Tennessee.
- Easements and restrictions of record in Book 10110, Page 854, in the Register's Office for Davidson County, Tennessee.
- Easement for Sewer of record in Book 8870, Page 887 and 932 and Instrument No. 20001012-0101575, in the Register's Office for Davidson County, Tennessee.
- Strom Water Detention Agreement of record in Instrument Number 20010314-0024179 and Instrument No. 20021205-0150029, in the Register's Office for Davidson County, Tennessee.
- Easement for Metro Government of record in Book 4815, Page 425, Instrument No. 20010314-0024179 and Instrument No. 20020815-0098780, in the Register's Office for Davidson County, Tennessee.

- Judgment of Declaration of taking for J. Percy Priest Dam of record in Book 4254, Page 410, in the Register's Office for Davidson County, Tennessee.
- Subject to that portion of the property, if any, which lies within the right of way of Nashboro Boulevard as dedicated of record in Book 4460, Page (s) 149 and 158, in the Register's Office for Davidson County, Tennessee.
- All matters shown on the Plan of record in Book 4860, page 73, partially revised in Book 5200, page 444, said Register's Office.
- Subject to Design Standards for Nashboro Village of record in Instrument Number 20020510-0058083, in the Register's Office for Davidson County, Tennessee.
- All matters shown on the Plan of record in Instrument No. 20031124-0170642, said Register's Office.
- Stormwater Detention Agreement of record in Instrument Number 20020827-0103640, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1153 Nashboro Blvd, Nashville, Tennessee 37217**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 11th DAY OF JUNE, 2019.

Mathios Mekonen Bayssie

Berhane Ashenafi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MATHIOS MEKONEN BAYSSIE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of June, 2019.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BERHANE ASHENAFI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of June, 2019.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212