This instrument Recorded By and:
This instrument prepared by:
Homefront Title, LLC d/b/a Midtown
Title of Murfreesboro
262 Robert Rose Drive
Suite 101
Murfreesboro, TN 37129

File Number: 2-19-4342

Karen Johnson Davidson County
Batch# 247621 DEEDWARR
06/24/2019 11:22:30 AM 2 pgs
Fees: $13.00 Taxes: $795.50
20190624-0060766

STATE OF TENNESSEE
COUNTY OF Davidson



The actual consideration or value, whichever is greater, for this transfer is $215,000.00

Affiant

Subscribed and sworn to before me, this the 21st day of June, 2019

Notary Public
My Commission Expires: 08/30/2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Susan E. Graf 2608 Nashboro Blvd., Nashville, TN 37217	SWBC Mortgage Corp 9311 San Pedro # 100 San Antonio, TX 78216	135-12-0E-310.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Edward M. Cerantonio, II, an unmarried man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Susan E. Graf, a single woman**, hereinafter called the Grantee(s), his/her/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 Unit No. 310, on the Plan of Phase Two, Nashboro Village, Tract 21, Fairway Pointe, a horizontal property regime with private elements, of record in Book 4660, page 159, as amended by Instrument No. 20050222-0018814, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Edward M. Cerantonio II, an unmarried man by Warranty Deed from Anteneh Dumessa nka Anteneh Fantaye, a married person and husband, Tigist Biru, dated January 23, 2017, recorded January 27, 2017, of record in Instrument No. 20170127-0008873, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **2608 Nashboro Blvd., Nashville, TN 37217**.

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of June, 2019.

GRANTOR:

Edward M. Cerantonio, II

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Edward M. Cerantonio, II, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 21st day of June, 2019.

Notary Public
My Commission expires: 5-14-2020

RACHEL ODOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

State of Tennessee
County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)

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