THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190922987** Karen Johnson Davidson County Batch# 314115 DEEDWARR 11/12/2019 10:09:58 AM 2 pgs Fees: $13.00 Taxes: $1,905.50 20191112-0116227	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~) Williamson The actual consideration or value, whichever is greater, for this transfer is: $515,000.00. Affiant Subscribed and sworn to before me, this 8th day of November, 2019. Notary Public My Commission Expires: 3/7/22

BETHANY D. SCOTT NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Addisu Taddese and Andrea Taddese 612 Banbury Place Brentwood TN 37027	Send Tax Bills To: ~~New Owner~~ FNB Bank 10 Cadillac Drive Suite 100 Brentwood, TN 37027	Tax Information: Tax Parcel ID No. 172-09-0A-078.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jeewananda Perera and Champa Perera, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Addisu Taddese and Andrea Taddese, husband and wife,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 78, as shown on the map entitled Section Two Banbury Crossing, of record in Plat Book 9700, pages 605-609 as corrected in Book 10970, page 943, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JEEWANANDA PERERA AND WIFE, CHAMPA PERERA, by deed from JESSE F. BURCHWELL, JR. AND WIFE, ANA ESCOBAR BURCHWELL, of record in Instrument No. 20080611-0060381, dated May 27, 2008, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 172-09-0A-078.00 CO.

Matters shown on the Plan of record in Plat Book 9700, pages 605 thru 609 and amended in Book 10970, page 943 , said Register's Office.

Transmission Line Easement(s) of record in Book 1174, page 153, and Book 2438, page 392, said Register's Office.

Stormwater Detention Agreement of record in Book 10633, page 330, said Register's office.
Restrictive Covenants contained in instrument of record in Book 4148, page 75, Book 4148, page 196, Book 4148, page 247, Book 4148, page 254, Book 4148, page 261, Book 4148, page 264, Book 4148, page 292, Book 2438, page 460, and Book 4693, page 691, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an

instrument of record in Book 10369, page 48, Book 10962, page 516, Book 10970, page 943, and as Instrument Nos. 20030728-0105031 and 20051020-0126681, said Register's Office.

By-Laws of record as Instrument No. 20020610-0070239, said Register's Office.

This is improved property located at 612 Banbury Place Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 8th day of November, 2019.

Jeewananda Perera

Champa Perera

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeewananda Perera and Champa Perera, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of November, 2019.

Notary Public

My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
DECEMBER 15, 2021