Karen Johnson Davidson County
Batch# 332778 DEEDWARR
12/20/2019 10:34:52 AM 2 pgs
Fees: $13.00 Taxes: $704.85
20191220-0131540

WARRANTY DEED

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19th DAY OF December, 2019

Notary Public

MY COMMISSION EXPIRES: 3/31/20

(AFFIX SEAL)

TONJA COX STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Seifu T Tefera	SEND TAX BILLS TO: Seifu T Tefera	MAP-PARCEL NUMBERS
(NAME) 3001 Hamilton Church Road, Unit 445	(NAME) 3001 Hamilton Church Road, Unit 445	163040A44500CO
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Deepshikha Loaee, married** . HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Seifu T Tefera, unmarried man** , HEREINAFTER CALLED THE GRANTEE, HIS 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. 445, on the Plan of Hamilton Crossing Townhomes, a Planned Unit Development, Phase III, as established by the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20040212-0016945; Instrument No. 20040226-0022076; Instrument No. 20050310-0026734; Instrument No. 20050701-0075731; and Instrument No. 20060206-0014793, and as shown on the plan as an attachment to the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20040212-0016945, as amended in Instrument No. 20060206-0014793, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Deepshikha Loaee by virtue of that certain Special Warranty Deed dated January 9, 2013, and being of record at Instrument No. 20130213-0014517, in the Register's Office of Davidson County, Tennessee.

Tek Chand joins in this conveyance to convey any and all maritial interest she may have in said property as the spouse of Deepshikha Loaee.

This conveyance is subject to all easements, restrictive covenants and conditions including Subdivision Restrictions, Building Lines and Easements of record in Plat Book Instrument No. 20040212-0016945 and amended in Instrument No. 20060206-0126475, Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040212-0016945 amended in Instrument No. 20040226-0022076, 20050310-0026734, 20050701-0075731, 20060206-00126475 and 20060206-0014793, By-Laws of record in Instrument No. 20040212-0016946 **and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 3001 Hamilton Church Rd Unit 445 Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 18 day of December, 2019.

Deepshikha Loaee

Tek Chand

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Deepshikha Loaee and Tek Chand** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 18 day of December, 2019.

Notary Public
My Commission Expires: 11/8/22

