WARRANTY DEED

Karen Johnson Davidson County
Batch# 463141 **DEEDWARR**
08/25/2020 09:55:49 AM 2 pgs
Fees: $13.00 Taxes: $1,128.50

20200825-0095955

W-SB-TRA-20-2219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 11, 2021

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)
Heran Mengesha	**Vanderbilt Mortgage & Finance DBA Silverton Mortgage**	
(NAME)	(NAME)	**164-03-0A-036.00-CO**
2219 Postings Pt	**PO Box 9770**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Maryville, TN 37802**	
(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, **BRITNEY S. WILLIAMS, A MARRIED WOMAN (ALSO KNOWN AS BRITNEY S. CARTLEDGE)**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HERAN MENGESHA, AN UNMARRIED WOMAN,** 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 Lot No. 36 on the Plan of Final Plat of Rolling Hills Subdivision of record at Instrument No. 20161109-0118395, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Britney S. Williams, a single woman by Warranty Deed from Lennar Homes of Tennessee, LLC, a Delaware limited liability company of record in Instrument No. 20171227-0131539 Register's Office for Davidson County, Tennessee, dated December 22, 2017 and recorded on December 27, 2017. The said Britney S. Williams having since married is also known as Britney S. Cartledge.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- All matters shown on the Plan of record as Instrument Number 20161109-0118395, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20161110-0119099, Register's Office for Davidson County, Tennessee
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20150515-0045021, 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: **2219 Postings Pt, Antioch, Tennessee 37013**.

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 20th DAY OF AUGUST, 2020.

Britney S Williams
Britney S. Williams

Adrian O Cartledge by Britney S Williams, Attorney in fact.
Adrian O. Cartledge by Britney S. Williams,
Attorney in Fact

Adrian O. Cartledge, spouse of Britney S. Williams, hereby joins in this conveyance and does transfer and convey any and all marital interest Adrian O. Cartledge may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRITNEY S. WILLIAMS, 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 20th of August, 2020.

Megan Paulus
Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
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, BRITNEY S. WILLIAMS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ADRIAN O. CARTLEDGE, and who acknowledged he/she/they executed the same as the free act and deed of the said ADRIAN O. CARTLEDGE.

Witness my hand and official seal, this the 20th of August, 2020.

Megan Paulus
Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
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