WARRANTY DEED

Karen Johnson Davidson County
Batch# 544547 DEEDWARR
01/04/2021 12:13:11 PM 2 pgs
Fees: $13.00 Taxes: $1,757.50

20210104-0000561

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF December, 2020.

Notary Public

MY COMMISSION EXPIRES: 9-6-22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2020-GTE-454

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Emily McCutcheon and Surya Pavuluri	CapStar Bank	090 16 0O 001.00
(NAME) 515 A Westboro Drive	(NAME) 2002 Richard Jane Rd #A300	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Fekadu Admasu and Yewebdar Tadesse, a married couple** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Emily Ann McCutcheon, an unmarried woman and Surya Pavuluri, an unmarried man as joint tenants with right of survivorship** (the "**Grantee(s)**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

Land in Davidson County, Tennessee, being Unit A of Homes at 515 Westboro Drive, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 515 Westboro Drive, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20191002-0100630, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 515 Westboro Drive, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20191002-0100630, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to Fedaku Admasu and wife, Yewebdar Tadesse, by Warranty Deed from Adam K. Akins and wife, Jennifer L. Akins, of record in Instrument No. 20170817-0084814, in the Registers Office of Davidson County, Tennessee dated June 25, 2017 and recorded on August 17, 2017. Deed of Correction recorded in Instrument No. 20171115-0117359.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2021 and subsequent years, a lien not yet due and payable, (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) any building restrictions, (6) any unrecorded easements, or those imposed by operation of law.

This is improved property located at 515 A Westboro Drive, Nashville, TN 37209.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor covenants with Grantee(s) that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee(s), its successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

This instrument is executed on behalf of Fekadu Admasu by Yewebdar Tadesse pursuant to a written Power of Attorney of record in Instrument No.20201230-0154835, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 31st day of December, 2020.

GRANTOR:

Fekadu Admasu by A Homney in fact

Fekadu Admasu by Yewebdar Tadesse, his Attorney-In-Fact

Yewebdar Tadesse

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Yewebdar Tadesse,with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the Attorney-In-Fact for Fekadu Admasu, the within named bargainor, and that she, being duly authorized, executed the forgoing instrument on behalf of said bargainor as Attorney-in-Fact.

WITNESS my hand, at office, this 31st day of December, 2020.

ELIZABETH LEONBERGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-17-2024

Notary Public

My Commission Expires: 3·17·2024