Karen Johnson Davidson County
Batch# 795914 DEEDWARR
01/27/2022 10:01:30 AM 4 pgs
Fees: $23.00 Taxes: $1,091.50
20220127-0009776

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-15-2023

BS-BMR-21-2708

**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) |
|---|---|---|
| **Alemu Mindaga** | F & M Bank | |
| (NAME) | (NAME) | |
| **2708 Nashboro Blvd** | 50 Franklin St | **135-12-0E-271.00-CO** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37217** | Clarksville, TN 37040 | |
| (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, **KENNETH LITTLE AND JANET LITTLE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALEMU MINDAGA, A MARRIED MAN,** 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 Unit No. 271, Tract No. 21 of Nashboro Village at Fairway Pointe, Phase Two, of record in Plat Book 4660, Page 159, and as shown on amendment in Instrument No. 20031118-0168332, 20050222-0018813 and 20050222-0018814, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Kenneth Little and Janet Little, joint tenants with right of survivorship by Special Warranty deed from Marquis Homes, LLC., a limited liability company of record in Instrument No. 20070409-0041538 Register's Office for Davidson County, Tennessee, dated March 30, 2007 and recorded on April 09, 2007. (Value of consideration shown in aforementioned deed $175,000.00.) Being also known as 2708 Nashboro Blvd 271 Nashville, Tennessee 37217.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 4660, Page 159, Register's Office for Davidson County, Tennessee.
- Subject to all matters on the PUD Boundary Plat of Nashboro-Fairway Pointe shown on the Plan of record as Instrument Number 20020710-0083054, Instrument No. 20020820-0100664 and amended in Instrument No. 20050222-0018814, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11703, Page 520, amended in Instrument No. 20000316-0027171, Instrument No. 20031118-0168332, Instrument No. 20050222-0018813 and Instrument No. 20050222-0018814 and Instrument No. 20110923-0073937, Register's Office for Davidson County, Tennessee
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 4827, Page 14, Book 5469, page 840, Book 7751, page 907, and amended in Instrument No. 20000231-0108075, Register's Office for Davidson County, Tennessee
- By-Laws of record in Book 11703, Page 560, in the Register's Office for Davidson County, Tennessee.
- Charter for Fairway Pointe HOA of record in Book 11703, Page 518, in the Register's Office for Davidson County, Tennessee.
- Charter of Nashville Village Homeowner's Association of record in Book 4828, Page 834, in the Register's Office for Davidson County, Tennessee.
- Easements to Metro of record in Book 4815, Page 425, Book 4821, page 109, Book 7225, page 239, Book 11594, page 299, Book 8870, page 932, Book 8870, page 887, Book 4650, Page 159 and Instrument No. 20020815-0098780, in the Register's Office for Davidson County, Tennessee.
- Memorandum of Lease of record in Book 10690, Page 327, in the Register's Office for Davidson County, Tennessee.
- Agreement for Recreation Facilities of record in Instrument Number 20020507-0056329, in the Register's

Office for Davidson County, Tennessee.
- Cable Easement of record in Instrument Number 20001012-0101573, in the Register's Office for Davidson County, Tennessee.
- Conveyance of common areas of record in Instrument Number 20001010-0100360 and Instrument No. 20021211-0152724 and Instrument No. 20101123-0096906, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 10110, Page 854, in the Register's Office for Davidson County, Tennessee.
- Easement grunted to NES of record in Book 11594, Page 298, in the Register's Office for Davidson County, Tennessee.
- Stormwater detention agreement of record in Instrument Number 20010314-0024179 and Instrument No. 20020815-0096780, in the Register's Office for Davidson County, Tennessee.
- Parking Rules of record in Instrument Number 20091105-0102438, Instrument No. 20110923-0073937 and 20190313-0023223, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20090721-0068093, in the Register's Office for Davidson County, Tennessee.
- Consent to Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20010322-0027768, in the Register's Office for Davidson County, Tennessee.
- Portion of the open spaces and recreational areas of Nashboro Village as recorded in Plat Book 4860, Page 74, Register's Office for Davidson County, Tennessee.
- Public Right-of-Way Dedication of record in Book 4460, Page 149-151, Register's Office for Davidson County, Tennessee.
- Easements of record in Book 4868, Page 74, Register's Office for Davidson County, Tennessee.
- Easement for Cable Television of record as Instrument Number 20001012-0101575, Register's Office for Davidson County, Tennessee.
- Rules regarding De-Icing Sidewalks and Driveways of record in Instrument Number 20190313-0023224, 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: **2708 Nashboro Blvd, Nashville, Tennessee 37217**.

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 14 DAY OF JANUARY, 2022.

Kenneth D Little by Adam Jefferson, Attorney-in-Fact

Janet P Little by Adam Jefferson, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KENNETH D LITTLE, 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 14th of January, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JANET P LITTLE, 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 14th of January, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

# TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on January 14, 2022.

J. Carlton Drumwright

January 14, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on January 14, 2022.

Notary

My Commission Expires: 12/18/22

