WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Haileleul Getahun
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF AUGUST, 2003.

Notary Public

MY COMMISSION EXPIRES: 12/25/05
(AFFIX SEAL)

KAREN TRUST NOTARY PUBLIC WILLIAMSON COUNTY TENNESSEE

Davidson County DEEDWARR
Recvd: 08/14/03 15:42 2pgs
Fees:13.00 Taxes:240.50

20030814-0117408

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

b-3672

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Haileleul Getahun	SunTrust Mortgage, Inc.	148-06-0-146.00
(NAME)	(NAME)	
1216 Jackson View Road	201 4th Avenue North, 7th Floor	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Nashville, TN 37219	
(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, Angela Cryer, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Haileleul Getahun and Aster T. Tewolde, Husband and Wife,, HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot No. 9-B, of the Zone Lot Division of Lots 9, 10, 11, 12, 13, Section Two, Bakertown Gardens, as of record in Plat Book 6250, Page 147, as amended in Book 6250, Page 407, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Angela Cryer, married by Warranty Deed from Jerry M. Matthews, unmarried, dated April 8, 1999, of record in Book 11438, Page 324, said Register's Office.

Kristopher O'Neal joins in this conveyance to relinquish any right he/she may have in and to the property herein described by virtue of marriage to Angela Cryer.

Darrell Robertson executes this Warranty Deed for and on behalf of Angela Cryer and Kristopher O'Neal pursuant to a Power of Attorney recorded simultaneously herewith in Instrument Number 20030814-0117406 and Instrument Number 20030814-0117407, respectively, at the Register's Offfice for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 407 Derrick Court, 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 7th day of August, 2003.

Angela Cryer, by Darrell Robertson, AIF

Kristopher O'Neal, by Darrell Robertson, AIF

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Angela Cryer, married the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 7th day of August, 2003.

Commission expires: 12-29-07

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Darrell Robertson, known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Angela Cryer and Kristopher O'Neal, and acknowledged that he/she execute the same by Power of Attorney, as the free act and deed of said Angela Cryer and Kristopher O'Neal. Witness my hand and Notarial Seal this 7th day of August, 2003.

Notary Public

My Commission Expires: 12-29-07

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027