WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,000.00

Carrie Bruce
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF NOVEMBER, 2003.

Rachel Wilson
Notary Public

MY COMMISSION EXPIRES: May 28, 2006.
(AFFIX SEAL)

RACHEL WILSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 31, 2007

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kassa Abebaw	~~Kassa Abebaw~~ Sebring Capital Partners	135-10C-46
(NAME)	(NAME)	
1828 Olive Circle	4000 International Parkway, Ste. 3000	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Carrollton, Texas 75007	
(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, General Construction Company, Inc, a Tennessee corporation, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kassa Abebaw and Emebet Gudeta, a married couple 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. 41 on the Plan of Ransom Park, Section Three, of record in Instrument No. 20030718-0101335, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to General Construction Company, Inc., a Tennessee corporation, by deed of record in Instrument No. 20030815-0118366, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 1828 Olive Circle, Nashville, TN 37017

(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.

Davidson County DEEDWARR
Recvd: 11/25/03 16:38 2pgs
Fees:13.00 Taxes:658.60

20031125-0171471

Witness my hand this 17th day of November, 2003.

General Construction Company, Inc, a Tennessee corporation

By: Linda Layne

General Construction Company, Inc, a Tennessee corporation, by Linda Layne, Sec/Treas.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Linda Layne with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sec/Treas of the General Construction Co a corporation, and that the as such Sec/Treas executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ~~him~~self as Sec/Treas.

Witness my hand and official seal at Nashville, Tennessee this.

Commission expires: May 28, 2006

Beth Triplett

Notary Public

BETH TRIPLETT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006