This Instrument Prepared By:
Murfreesboro Title, LLC
143 Barfield Crescent , Ste 200
Murfreesboro, TN 37129
EM080149.PFT

Davidson County DEEDWARR
Recvd: 07/02/08 13:56 3 pgs
Fees:18.00 Taxes:610.50
20080702-0068505

Send Tax Bills To:
CTX Mortgage Company, LLC
3100 McKinnon Corp, 2nd Floor
Dallas, TX 75201

New Owner is:
Getachew Adissu
304 Alder Court
Nashville, TN 37217

MAP: 135-14-0B

PARCEL: 029.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Bryan A. Doersam and wife, Jennifer K. Doersam**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Getachew Adissu and Alemtsehay Tiku, husband and wife,** hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **304 Alder Court, Nashville, TN 37217**

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 29 on the Resubdivision of Lots 27, 28 & 29, Phase One, Ransom Place, as of record in Book 8250, Page 131, Register's office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Bryan A. Doersam and wife, Jennifer K. Doersam by Warranty Deed from Cassandra M. Dortch, unmarried dated 08/10/01, recorded 12/10/01, in Instrument Number 20011210-0135950, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters shown on Plat of record in Book 8250, Page 131; all matters on PUD Boundary Plat of record in Book 6900, page 851; Declaration of Covenants, Conditions and Restrictions of record in Book 7867,page 81, as amended in Book 7885, Page 868, Book 7947, Page 436, Book 8070, Page 555, Book 8424, Page 414, Book 8505, Page 235, Book 8550, Page 764, Book 8707, Page 86, Book 8846, Page 184 and Book 10421, Page 358; Charter of record in Book 7877, Page 973, as amended in Book 8170, Page 947 and Book 8550, Page 766; and Conveyance of Common Areas of record in Book 7885, Page 869 and Instrument No. 20010530-0055831, all of record in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate,

title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 27th day of June, 2008.

GRANTOR(S):

BRYAN A. DOERSAM

JENNIFER K. DOERSAM

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Bryan A. Doersam and wife, Jennifer K. Doersam**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 27th day of June, 2008.

TAHIRA J. BROWN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires September 26, 2009

NOTARY PUBLIC
My Commission Expires: 9-26-09

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is **$165,000.00**.

AFFIANT

SWORN TO and subscribed before me this 27th day of June, 2008.

TAHIRA J. BROWN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires September 26, 2009

NOTARY PUBLIC
My commission expires: 9-26-09

I, Janel McAlister, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Janel McAlister

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Maxine J Rucker a notary public for this county and state, Janel McAlister who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Maxine J Rucker

Notary's Signature

MY COMMISSION EXPIRES: 3-10-12

Notary's Seal (If on paper)

