STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $20,000.00.

Subscribed and sworn to before me, this 29th day of October, 2010.

Miguel Perez Jr.
Affiant

My Commission Expires: 7-8-2013

JAMIE L. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

BILL GARRETT, Davidson County
Trans:T20100068929 DEEDWARR
Recvd: 11/01/10 09:20 2 pgs
Fees:13.00 Taxes:74.00
20101101-0087048

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY +RETURN TO:
TAYLOR TITLE & ESCROW, INC.
51 CENTURY BLVD. SUITE 130
NASHVILLE, TENNESSEE 37214

NAME & ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
MIGUEL PEREZ, JR. 3719 FAIRVIEW DRIVE NASHVILLE, TN 37218 MAP & PARCEL NO. 069-04-0/049.00	SAME

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

TESFAY GEBREMICOE, UNMARRIED,

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

MIGUEL PEREZ, JR., UNMARRIED,

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO, LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot(s) 24 as shown on the map entitled Block EE, on the Revised Plan of Fairview Subdivision, of record in Book 1130, Page 54, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Tesfay Gebremicoe by Warranty Deed from Eric Sox, dated December 3, 2008, and filed of record on January 21, 2009, in Instrument No. 20090121-0005262, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (A) TAXES FOR THE YEAR 2010, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE(S); (B) ALL MATTERS APPEARING ON THE PLAN OF RECORD IN PLAT BOOK 1130, PAGE 54; AND (C) ANY AND ALL ZONING REGULATIONS, BUILDING RESTRICTIONS AND SETBACK LINES, IF ANY, EASEMENTS AND RIGHTS-OF-WAY FOR PUBLIC UTILITIES OF RECORD, SAID REGISTER'S OFFICE.

THIS IS IMPROVED PROPERTY KNOWN AS: 3719 FAIRVIEW DRIVE, NASHVILLE, TN 37218

TO HAVE AND TO HOLD THE SAID TRACT OR PARCEL OF LAND, WITH THE APPURTENANCE, 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 29TH DAY OF OCTOBER, 2010.

Tesfay Gebremicoe

TESFAY GEBREMICOE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of October, 2010, before me personally appeared Tesfay Gebremicoe, to me known to be the person described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal.

My Commission Expires: 7-8-2013

JAMIE L. TAYLOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Jamie L Taylor

Notary Public

==========

WARRANTY DEED

==========