BILL GARRETT, Davidson County
Trans:T20110009273 DEEDWARR
Recvd: 02/14/11 14:13 2 pgs
Fees:13.00 Taxes:173.90
20110214-0012603

PREPARED BY:
NICHOLAS W. UTTER, ATTORNEY
213 Third Avenue North
Nashville, Tennessee 37201

Send Tax Statements To:
Gobeze Aragaw
712 Muskogean Court
Antioch, Tennessee 37013

Map and Parcel No.
162-3-322

Address of Owner
Gobeze Aragaw
712 Muskogean Court
Antioch, Tennessee 37013

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Forty-Seven Thousand Dollars ($47,000), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Atala M. Tegegne** (a single person), hereinafter Grantor, has bargained and sold, and by these presents does transfer and convey **Gobeze Aragaw** (a single person), hereinafter called Grantee, his heirs and assigns, all of her right, title and interest in and to the following described land in Davidson County, Tennessee, to wit:

Being a house and lot of ground known as 712 Muskogean Court, Antioch, Tennessee, and BEING Lot No.132 on the Plan of Haywood Hills, Section Three, of record in Plat Book 4460, Page 164, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Atala M. Tegegne and husband Gobeze Aragaw by Warranty Deed of record dated May 1, 2001 and recorded May 3, 2001 by instrument number 20010503-0045451 in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dickie Bruce Kirk (single) and Edwared Hugh Kirk and wife, Neva Ruth Kik by deed of record in Record Book 4967, Page 718; and further conveyed to Dickie Bruce Kirk and wife, Rebecca W. Kirk by Quitclaim Deed from Edward Hugh Kirk and wife, Neva Ruth Kirk in Record Book 9578, Page 971, both in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2011 and subsequent years, easements and restrictions of record.

This is the improved property known as 712 Muskogean Court, Antioch, Tennessee 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, interest thereto belonging to the said Grantee, its successors and assigns, forever. And I do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same in unencumbered, except as to Permitted Exceptions or as otherwise set forth herein. And I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

WITNESS my hand this, the 11th day of February, 2011.

Atala Tegegne

ATALA M TEGEGNE, GRANTOR.

W. EDWARD PORTER, IV
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT 9, 2014

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public in and for the above County and State, the within named ATALA M. TEGEGNE, the bargainor, with whom I am personally acquainted (or who identified himself to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at the office, this the 11th day of February, 20 11.

W Edward Porter

NOTARY PUBLIC

My Commission Expires: Sept 9, 2014.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or true value, whichever is greater for this transfer is $47,000.

Atala Tegegne

ATALA M. TEGEGNE, AFFIANT

Subscribed and sworn to before me this 11 day of Feb 2011.

W Edward Porter

NOTARY

W. EDWARD PORTER, IV
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT 9, 2014