Record & Return to:
REALTY TITLE & ESCROW CO. INC.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

WARRANTY DEED

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 173,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2013

Notary Public:

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Sisay Yirgany	Gardner Financial Services Ltd.	Parcel ID:
1429 Double Tree Ln.	1635 NE Loop 410, Ste. 700	182120A04500
Nashville, TN 37217	San Antonio, TX 78209	

FOR AND IN 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

Tyson Brown and wife, Tracy C. Brown

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Sisay Yirgany

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. 277, on the Plan of Apple Valley, a Planned Unit Development, Section Two, of record in Instrument 20031204-0174333, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Tyson Brown and wife, Tracy C. Brown by deed from Stephen F. Popovich, Jr.and wife, Brittany Popovich, of record in Instrument 20070420-0047409, said Register's Office, dated April 18, 2007.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument 200207240088783; 200207240088784; 200312080175884; and 200911160105278, said Register's Office.

This conveyance is made subject to: (1) 2013 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20031204-0174333, said Register's Office.

Power of Attorney of record in Instrument 20130306-0022382, said Register's Office.

Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30 day period, grantee is further prohibited from conveying the property for a sales price greater than $207,600.00 of short sale price until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the grantee.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 709 Candy Apple Cove, Antioch, TN 37013

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.

BILL GARRETT, Davidson County
Trans:T20130018430 DEEDWARR
Recvd: 03/06/13 13:23 2 pgs
Fees:13.00 Taxes:640.10
20130306-0022383

Witness our hands this 28th day of February, 2013.

Tyson Brown

Tracy C. Brown by Tyson Brown Attorney in Fact

Tracy C. Brown by Tyson Brown Attorney in Fact

STATE OF CALIFORNIA
COUNTY OF Orange

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tyson Brown, 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 this 2d day of ~~February~~ March, 2013.

My Commission Expires: 2-24-15

Notary Public

LARRY R. JOHNSON
COMM. # 1923329
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
MY COMM. EXP. FEB. 24, 2015

STATE OF CALIFORNIA
COUNTY OF Orange

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Tyson Brown, 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 on behalf of Tracy C. Brown as his/her/their Attorney in Fact as the free act and deed of the within named Tracy C. Brown.
Witness my hand and official seal this 2nd day of ~~February~~, 2013.

My Commission Expires: 2-24-15

Notary Public

LARRY R. JOHNSON
COMM. # 1923329
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
MY COMM. EXP. FEB. 24, 2015

State of California
County of Orange
On 3/2/13 before me, Larry R. Johnson, Notary Public
personally appeared Tyson Brown, Tyson Brown
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.