Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

BILL GARRETT, Davidson County
Trans: T20130046229 DEEDWARR
Recvd: 06/04/13 09:28 2 pgs
Fees: 13.00 Taxes: 469.90

20130604-0056080

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $127,000.00

Affiant

Subscribed and sworn to before me, this 29th day of May 2013.

Notary Public
My commission expires: 3/21/17

Address of New Owner:
Tesfa-Alem Gebremedkel
3377 Harpeth Springs
Nashville TN 37221

Send Tax Bills to:
New Owner

Tax Information
141060D141

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Dennis W. Farmer and wife Linda T. Farmer hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Tesfa-Alem Gebremedkel and Anja Ritta Kekalainen* hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: * husband and wife,

Being Unit No. 141 on the Plan of Riverbridge Community, a Planned Unit Development of record in Instrument No. 20030213-001999 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Dennis W. Farmer and wife Linda T. Farmer deed from Beazer Homes dba Phillips Builders of record in Instrument No 20041208-0146089 Register's Office for Davidson County, Tennessee and dated November 29,. 2004

This conveyance is made subject to the following: 1) 2013 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Riverbridge Community of record in attached to Declaration of record in Instrument No. 20030213-0019999 Register's Office for Davidson County, Tennessee 3) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Instrument NO. 20030205-0016044 and amended in Instrument Nos. 20030303-0027396; 20030806-0111893 and 20100330-0023630 and in any allied instruments(s) referred to in said restrictions. 4) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Instrument NO. 20030205-0016044 and amended in Instrument Nos. 20030303-0027396; 20030806-0111893 and 20100330-0023630 and in any allied instruments(s) referred to in said restrictions. 5) Charter of Riverbridge Homeowner's Association of record in Instrument No. 20030218-0020998 6) By-Laws of Riverbridge Homeowner's Association of record in Instrument No. 20030218-0020999

This property is improved property known as 3377 Harpeth Springs, Nashville, Tennessee 37221

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 29 day of May, 2013.

Dennis W. Farmer by Cary L. Cross attorney-in-fact
Dennis W. Farmer, by Cary L. Cross
His Attorney-in-fact

Linda T. Farmer by Cary L. Cross attorney-in-fact
Linda T. Farmer, by Cary L. Cross
Her Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 29 day of May, 2013 before me personally appeared Cary L. Cross to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Dennis W. Farmer and Linda T. Farmer acknowledged that such person executed the same as the free act and deed of Dennis W. Farmer and Linda T. Farmer.

Notary Public

My Commission expires 2/23/15

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

FILE NO: 07697