BILL GARRETT, Davidson County
Trans:T20130059475 DEEDWARR
Recvd: 07/12/13 10:25 2 pgs
Fees:13.00 Taxes:506.90

20130712-0072198

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 103
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $137,000.00

Affiant

PAIGE B. MAYERCIK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

Subscribed and sworn to before me, this 10th day of July, 2013.

Notary Public
My commission expires: 11-22-2014

04-1306-54759

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Tigist Bekele | U.S. BANK National Association | 164-08-0-B- |
| 1452 Priestshore Bay | 3180 Rider Trail South | 053.00-CO |
| Antioch TN 37013 | Earth City, MO 63045 | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Darren Parker Dryer, Trustee of The Darren Dryer Trust dated October 17, 2012, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Tigist Bekele and Yohannes Feleke, wife and husband, hereinafter called the Grantees, their successors 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. 42, on the Plan of Section Three, Lakewalk, of record in Instrument No. 20060124-0009100, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Greenvale Construction, LLC by deed from Global Development, Inc., dated September 7, 2006, recorded September 18, 2006, of record in Instrument No. 20060918-0115075, Register's Office for Davidson County, Tennessee.

Further being part of the same property conveyed to First Tennessee Bank National Association by Substitute Trustee's Deed from Thomas W. Lawless, as Substitute Trustee, dated February 15, 2011, recorded February 23, 2011, of record in Instrument No. 20110223-0014994, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Darren Parker Dryer, Trustee of The Darren Dryer Trust dated October 17, 2012 by Special Warranty Deed from First Tennessee Bank National Association, dated December 13, 2012, recorded December 18, 2012, of record in Instrument No. 20121218-0116381, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1452 Priestshore Bay, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 10th day of July, 2013.

Darren Parker Dryer, Trustee
of The Darren Dryer Trust dated October 17, 2012

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Darren Parker Dryer, Trustee of The Darren Dryer Trust dated October 17, 2012, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument in their capacity and for the purposes therein contained.

Witness my hand in Smyrna, Tennessee, this 10th day of July, 2013.

Notary Public at Large

My Commission Expires: 11-22-2014

PAIGE B. MAYERCIK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD