BILL GARRETT, Davidson County
Trans:T20130069462 DEEDWARR
Recvd: 08/13/13 10:09 2 pgs
Fees:13.00 Taxes:536.50
20130813-0084768

MAP/GROUP/PARCEL 182060A102.00

This Instrument Prepared By:
HOWARD W. WILSON, Attorney
Advance Title Services, LLC
239 John R. Rice Blvd., Ste. C
Murfreesboro, Tennessee 37129

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Yared W. Mekasha
7148 Legacy Drive
Antioch, TN 37013

SEND TAX BILLS TO:
Freedom Mortgage
907 Pleasant Valley Ave, Ste 3
Mt. Laurel, NJ 08054

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **ROBERT L. SELLARS AND EILEEN R. SELLARS, TRUSTEES OF THE SELLARS FAMILY REVOCABLE LIVING TRUST** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **YARED W. MEKASHA, MARRIED,** "Grantee(s)", His heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING all of Lot No. 102, on the Plan of Old Hickory Hills, Section I, as shown by plat appearing of record in Instrument Number 20011023-0115382, of the Register's Office of 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 Robert L. Sellars and Eileen R. Sellars, Trustees of the Sellars Family Revocable Living Trust, by Special Warranty Deed from Robert L. Sellars and Eileen R. Sellars, husband and wife, dated April 10, 2006, appearing of record in Instrument Number 20070411-0042964, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

Subject to all matters shown on the Plan of record in Plat Book 20011023-0115382.; Stormwater Detention Agreement of record in Instrument Number 20030226-0025749 and Instrument Number 20010306-0021333.; Sanitary Sewer & Drainage Easement of record in Instrument Number 20001030-0107214.; Easement to United Telephone Company of record in Instrument Number 20020123-0009339; Restrictive Covenants of record in Instrument Number 20020116-0006750 Instrument Number 20101116-0091730.; Charter of Old Hickory Hills Homeowners Association of record in Instrument Number 20020123-0009417.; Subject to all matters shown on the Plan of record in Plat Book 11190, page 65.; Rights of Adjoining Owners of record in Book 6013, page 187.; Quit Claim Deed for Common Areas of record in Instrument Number 20020213-0018960, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 7148 Legacy Drive, Antioch, TN, 37013.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), His heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that They are lawfully seized and possessed of said parcel of real estate, and that They have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2013 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds Themselves, Their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), His heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 9th day of August, 2013.

Sellars Family Revocable Living Trust

BY: Robert Sellars, Trustee
Robert Sellars, Trustee

BY: Eileen Sellars, Trustee
Eileen Sellars, Trustee

STATE OF Arizona,
COUNTY OF Maricopa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Robert Sellars and Eileen Sellars, Trustees of the Sellars Family Revocable Living Trust**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument in the capacity and for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 9th day of Aug, 2013.

NOTARY PUBLIC

My Commission Expires: Feb 5, 2017

KRISTIN A LINDSEY
Notary Public - Arizona
Maricopa County
Expires Feb 5, 2017

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater, is $145,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 9th day of August, 2013.

NOTARY PUBLIC

My Commission Expires: 5.20.17

KELLY DORSEY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY