Prepared by:
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $190,000.00

Jayler Norman
Affiant

Subscribed and sworn to before me, this 12th day of August 2013.

Notary Public
My commission expires: My Commission Expires September 9, 2014

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20130069829 DEEDWARR
Recvd: 08/14/13 08:41 2 pgs
Fees:13.00 Taxes:703.00
20130814-0085164

Address of New Owner:	Send Tax Bills to:	Tax Information
Gerawork Tesfaye 5613 Deer Valley Tr Antioch TN 37013-0000	~~F & M Mortgage~~ New Owner	173-80A/49.00

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 Jake R. Hayes , also known as Jacob R. Hayes, a married person, hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Gerawork Tesfaye and wife Seblewongel Ejigu 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:

Being Lot No. 46 on the Plan of Deer Valley Section1 of record in Instrument No. 20030205-0016206 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 Jake R. Hayes by deed from Yazdian Construction, Inc. of record in Instrument No. 20040504-0050776 Register's Office for Davidson County, Tennessee and dated April 30, 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 Deer Valley Section 1 of record in Instrument NO. 200302050016206 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. 20021212-0153693 and in any allied instruments(s) referred to in said restrictions. 4) Charter of Deer Valley Homeowner's Association of record in Instrument No. 20021212-0153692

This property is improved property known as 5613 Deer Valley Tr, Antioch, Tennessee 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 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.

Miranda B. Hayes joins in this conveyance for the sole purpose of conveying any marital rights that she may have.

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 9th day of August, 2013.

Jake R. Hayes

Miranda B. Hayes

STATE OF Virginia
COUNTY OF Smyth

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jake R. Hayes and Miranda B. Hayes, the bargainor(s), 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 for the purposes therein contained.

Witness my hand and official seal at Marion 10:55 A.M., Virginia, this 9th day of August, 2013.

Louis S. Hash
Notary Public

My Commission expires: 12-31-2014

LOUIS S. HASH
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
COMMISSION NO. 4066426

FILE NO: 07827