Lot 29

BILL GARRETT, Davidson County
Trans:T20130070935 DEEDWARR
Recvd: 08/16/13 14:08 2 pgs
Fees:13.00 Taxes:654.90

20130816-0086488

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is $177,000.00. Affiant Subscribed and sworn to before me, this 15th day of August, 2013. Notary Public My Commission Expires: 1/9/2016

KIMBRAH ROUSH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JAN 9, 2016

Address New Owner As Follows: Dereje Bahiru 3800 Priest Lake Drive Nashville, TN 37217	Send Tax Bills To: Ascend Federal Credit Union P. O. Box 1210 Tullahoma, TN 37388	Map-Parcel Number: 136-06-0-030.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Sharon L. Dillard, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Dereje Bahiru, unmarried**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 233 on the Plan of Priest Lake Park, Section Five, as of record in Plat Book 4460, pages 174, 175 and 176, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Samuel Dillard et ux Sharon L. Dillard by deed from Michael E. Cicci et ux Patricia F. Cicci, of record in Book 5630, page 291, Register's Office for Davidson County, Tennessee. Pursuant to a divorce settlement, Samuel Dillard conveyed his interest in the subject property to Sharon L. Dillard by quitclaim deed of record in Instrument No. 20021126-0146436, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2013 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 4460, pages 174, 175 and 176, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3800 Priest Lake Drive, Nashville, TN 37217.**

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, his heirs and assigns, forever; and Grantor covenants with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 15th day of August, 2013.

Sharon L. Dillard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sharon L. Dillard, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of August, 2013

(Seal)

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires June 21, 2016

Notary Public

My Commission Expires: 6/21/16