This instrument prepared by:
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BILL GARRETT, Davidson County
Trans:T20130093080 DEEDWARR
Recvd: 10/30/13 16:08 2 pgs
Fees:13.00 Taxes:518.00
20131030-0112882

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $140,000.00.

Affiant

Subscribed and sworn to before me, this 24th day of October, 2013.

Notary Public
My commission expires: 11/23/14

BRIAN LAVOY PAYNE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Teklilachew T. Booru 5348 Skip Jack Drive Antioch, TN 37013	New Owner	151-09-0-B 219.00CO

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, **James R. Estes,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to, **Teklilachew T. Booru and Tiruwork N. Babo, husband and wife,** hereinafter called the Grantee, his 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 187 on the plan of Lakeside Cove at Percy Priest, Phase 3, of record in Instrument No. 20060825-0105210, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.
>
> Being the same property conveyed to James R. Estes, an unmarried man, by deed from Centex Homes, a Nevada General Partnership of record in Instrument No. 200708200099333, Register's Office for Davidson County, Tennessee.

This is improved property known as 5348 Skip Jack Drive, 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, her heirs, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised 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 does further covenant and bind himself, his 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.

Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30 day period, Grantee is further prohibited from conveying the property for a sales price greater than $168,000.00 (120% of short sale price) until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the Grantee.

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 28th day of October, 2013.

James R. Estes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James R. Estes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, Tennessee, this 28th day of October, 2013.

Brian Lavoy Payne, Notary Public

My Commission expires: 11/23/14

BRIAN LAVOY PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY