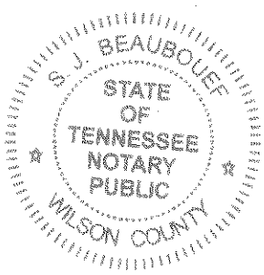
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $266,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of November, 2013.

Notary Public

MY COMMISSION EXPIRES: 6-13-2017

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Aster Tewolde	US Bank	75 16-0-A 15 CO
(NAME)	(NAME)	
600 Bayhill Court	PO Box 2005	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Owensboro KY 42304	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Kevin Ryan Hannah and wife, Dana Barbee Hannah**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Aster Tewolde and Haileleul Getahun, Wife and Husband**, hereinafter called the GRANTEE(S), their heirs and/or 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. 51, on the Plan of First Revision, Phase One, Walden Woods, of record in Plat Book 9700, Page 909, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Kevin Ryan Hannah and wife, Dana Barbee Hannah by Warranty Deed from Frank Batson Homes, Inc., dated February 13, 2006 and filed in Instrument Number 20060215-0018212, Register's Office of Davidson County, Tennessee.

All matters as set forth on the plat of record in Plat Book 8250, Page 972 and Plat Book 9700, page 909, Register's Office for said County.
Restrictive Covenants of record in Book 11244, Page 105, Register's Office for said County.

Easement of record in Book 11258, Page 790, Register's Office for said County.

Charter and matters of the Homeowner's Association of record in Instrument Number 20030318-0035838; Instrument Number 20030428-0056611; Instrument Number 20050721-0085299 and Instrument Number 20060321-0032040, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

File No.: 01291-10792
SMG TN Warranty Deed

Davidson County DEEDWARR
Recvd: 11/25/13 13:25 2 pgs
Fees:13.00 Taxes:984.20
20131125-0120906

unimproved ☐

This is improved ☑ property, known as 600 Bayhill Court, Hermitage, TN 37076 aka 5005 Walden Woods Drive, Hermitage, TN 37076

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/or assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and/or 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 our hands this 22nd day of November, 2013.

Kevin Ryan Hannah

Dana Barbee Hannah

State of Tennessee
County of Wilson

Personally appeared before me Kevin Ryan Hannah and Dana Barbee Hannah, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 22nd day of November, 2013.

Notary Public
My Commission Expires: 8.14.17

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Cari Allen, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, A.R. Turner, a notary public for this county and state, Cari Allen who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:

A.R. TURNER
STATE OF TENNESSEE NOTARY PUBLIC