BILL GARRETT, Davidson County
Trans:T20140063428 DEEDWARR
Recvd: 08/27/14 09:53 2 pgs
Fees:13.00 Taxes:293.04
20140827-0078022

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,200.00

Elaine C. Williamson
Affiant

Subscribed and sworn to before me, this 25TH DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-27-18
(AFFIX SEAL)

MORGAN O'NEILL
STATE OF TENNEESSEE
NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aberash Hailemariam, a single woman	U.S. BANK NA (NAME)	163050B19600CO
5170 Hickory Hollow Pkwy., Unit 107 (ADDRESS)	3180 RIDER TRAIL SOUTH (ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	EARTH CITY, MO 63045 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Eric Iwahiro and wife, Jina Iwahiro, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Aberash Hailemariam, a single woman, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 209 ON THE PLAN OF EXHIBIT "A" MASTER DEED LOT LAYOUT (PRIVATE ELEMENT) PHASE V, MILL PARK (FORMERLY KNOWN AS HICKORY HOLLOW TOWNHOMES), AS SHOWN BY PLAT APPEARING OF RECORD IN INSTRUMENT NO. 20050131-0011265 OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO ERIC IWAHIRO, A MARRIED PERSON BY WARRANTY DEED FROM GREENVALE CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD BY INSTRUMENT NO. 20051115-0137853, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. BEING THE SAME PROPERTY FURTHER CONVEYED TO KIMJE PROPERTIES, LLC BY QUITCLAIM DEED FROM ERIC IWAHIRO AND WIFE, JINA IWAHIRO, OF RECORD BY INSTRUMENT NO. 20060207-0014895, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. KIMJE PROPERTIES, LLC HAVING SINCE BEEN ADMINISTRATIVELY DISSOLVED BY THE STATE OF TENNESSEE ON AUGUST 27, 2007. AFFIDAVIT STATING ERIC IWAHIRO AND JINA IWAHIRO TO BE THE ONLY MEMBERS OF RECORD IN INSTRUMENT NO. 20091002-091506, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS.

BILL DORRIS EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF ERIC IWAHIRO AND JINA IWAHIRO, PURSUANT TO SPECIFIC POWER OF ATTORNEY OF RECORD BY INSTRUMENT NO. 20140827-0078021, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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

unimproved ( )
This is improved (X) property, known as 5170 Hickory Hollow Parkway Unit 107, Antioch, TN 37013
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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

WARRANTY DEED
(Continued)

forever defend the title to the said land to the said GRANTEES, their heirs and 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 my/our hand(s) this 25th day of August, 2014.

Eric Iwahiro

By: Bill Dorris, attorney in fact
Bill Dorris, Attorney-in-Fact

Jina Iwahiro

By: Bill Dorris, attorney in fact
Bill Dorris, Attorney-in-Fact

State of Tennessee
County of Davidson

On this 25th day of August, 2014, before me personally appeared before me, a Notary Public in and for the aforesaid County and State, Bill Dorris, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Eric Iwahiro and wife, Jina Iwahiro and acknowledged that such person executed the same as the free act and deed of Eric Iwahiro and wife, Jina Iwahiro.

Witness my hand and seal, this 25th day of August, 2014.

Notary Public

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 11-3-15

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072