BILL GARRETT, Davidson County
Trans:T20140063463 DEEDWARR
Recvd: 08/27/14 10:50 2 pgs
Fees:13.00 Taxes:573.50
20140827-0078111

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 25th day of August, 2014, by and between Hany Farid, party of the first part, and Amanuel T Simon, and wife, Zebit O. Tewelde, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

All that certain parcel of land situated in the County of Davidson, State of Tennessee, Being Lot No. 404 on the Plan of Somerset Phase 1, of record in Plat Book 6900, Page 690 and 691, of the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being all or part of the same property conveyed to Hany Farid by virtue of that certain Special Warranty Deed dated March 27, 2014, at Instrument No. 20140425-0034827 in the Register's Office of Davidson County, Tennessee. Seller warrants that this property has been used for investment putposes only and not as his primary residence.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2014 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Hany Farid

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Hany Farid, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 25th day of August, 2014.

Notary Public

My Commission Expires: _____

My Commission Expires
June 21 2016

THERESA HABACHI
STATE OF TENNESSEE NOTARY
DAVIDSON COUNTY

Property Owner & Address: Amanuel T Simon

Tax Parcel No 15011023600

Property Address: 1017 Dove Creek Ct
Antioch, TN 37013

MAIL TAX
BILLS TO: U S Bank
33180 Rider Trail South
Earth City, MO 63045

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $155,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 25th day of August, 2014.

Notary Public

My Commission Expires:

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017