WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150030008 DEEDWARR
Recvd: 04/21/15 11:07 2 pgs
Fees:13.00 Taxes:83.25
20150421-0035433

Y-NRE-15-2612

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $22,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF APRIL, 2015.

Notary Public

MY COMMISSION EXPIRES: 01/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Zebib Tesfaye	new owner	
(NAME)	(NAME)	**164-10-0A-350.00**
~~2612 Skyfalls Court~~ 5908 Banning Cir		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **MARK BOBO, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ZEBIB TESFAYE, MARRIED,** hereinafter called the Grantee(s), 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 Lot No. 308 on the Final Plat of Village Six, Summerfield of record in Instrument Number 20060928-0120376, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mark Bobo by Successor Trustee's Deed deed from Joseph R. Prochaska, Successor Trustee of record in Instrument No. 20091231-0118939 Register's Office for Davidson County, Tennessee, dated December 29, 2009 and recorded on December 31, 2009.

The said property was never occupied as a primary marital residence.

This conveyance is subject to:
- Taxes for the year 2015.
- Subject to all matters shown on the Plan of record as Instrument Number 20060928-0120376, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 11588, Page 484, as amended in Book 11669, page 376 and Instrument Nos. 20010308-0021946; 20010504-0046260; 20030527-0071168; 20051103-0133360; 20050317-0029621; 20051103-0133359; 20060724-0089079; 20060724-0089080; 20060724-0089081; 20060921-0117120, Register's Office for Davidson County, Tennessee.
- By Laws of record in Book 11648, Page 662, amended in Instrument No. 20010504-0046261, in the Register's Office for Davidson County, Tennessee.
- Charter of Summerfield HOA of record in Book 11648, Page 660 and Instrument No. 20010326-0028531, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement of record in Instrument Number 199912160303934 and Instrument No. 20000809-0079074, in the Register's Office for DavidsonCounty, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20050329-0033458 and 20000113-0004777, in the Register's Office for DavidsonCounty, Tennessee.
- Easement to BellSouth of record in Book 1141, Page 327, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **2612 Skyfalls Court , 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(S), their heirs and 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 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 the 16th DAY OF APRIL, 2015.

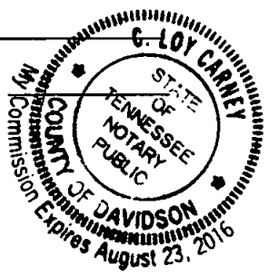
Mark Bobo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARK BOBO, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of April, 2015.

Notary Public
My Commission Expires:
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212