WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150049517 DEEDWARR
Recvd: 06/22/15 10:51 2 pgs
Fees:13.00 Taxes:925.00
20150622-0059347

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

Y-CBB-15-2413

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 3/6/18 (AFFIX SEAL)

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)
Debere Y. Getahun and Dawit M. Lema	new owner	
(NAME) **2413 Shumate Lane**	(NAME)	**149-00-0-024.00**
(ADDRESS) **Nashville, TN 37217**	(ADDRESS)	
(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 **ANDREW L. HERRON AND LINDA M. HERRON,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DEBERE Y. GETAHUN AND DAWIT M. LEMA,** 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 the 2nd Civil District of Davidson County, Tennessee and said tract of land being generally bounded on the North by the southerly margin of the old Shumate Lane, on the East by a fifty (50') strip of land described in Book 8100, page 138, R.O.D.C., Tennessee, on the South margin of Shiaway Drive and on the West by land now or formerly owned by Sam Sanders as of record in Book 5376, page 630, R.O.D.C., Tennessee, and being more particularly described as follows:

Beginning at a point in the northerly margin of Shiaway Drive as shown on the PUD Boundary Plat and Subdivision Plat, Kmart Corporation recorded in Book 7900, page 289, R.O.D.C., Tennessee.

Thence, with said margin N, 78 degrees 32' 53" W, 220.78 feet to a point;

Thence, leaving said margin N 06 degrees 32' as" E., 113.0 feet to an old iron rod;

Thence, with the southerly margin of old Shumate Lane S 81 03' 11" E, 219.22 feet to a point;

Thence, S 06 degrees 05' 44" W, 122.70 feet to the point of beginning and containing 0.60 acres more or less.

Being the same property conveyed to Andrew L. Herron and Linda M. Herron by Installment deed from Paul B. Sutton and Evelyn Sutton of record in Instrument No. 20021209-0151634 Register's Office for Davidson County, Tennessee, dated September 3, 2002 and recorded on December 9, 2002. (Value of consideration shown in aforementioned deed $225,000,00.)

This conveyance is subject to:
- Taxes for the year 2015 and subsequent years.
- Subject to a right of ingress and egress to Shumate Lane.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2413 Shumate Lane , Nashville, Tennessee 37217**.

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 JUNE, 2015.

Andrew L. Herron

Linda M. Herron

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANDREW L. HERRON, 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 June, 2015.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LINDA M. HERRON, 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 June, 2015.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

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