BILL GARRETT, Davidson County
Trans:T20150049619 DEEDWARR
Recvd: 06/22/15 12:42 2 pgs
Fees:13.00 Taxes:647.50
20150622-0059446

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 11th day of June, 2015, by and between Trelawney R Johnson, unmarried, party of the first part, and Binyam Ashenafi, a married man 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:

Being Lot No. 12 on the Plan of Resubdivision Lot 1, Forge Ridge, of record in Plat Book 9700, Pages 295 and 296, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being all or part of the same property conveyed to Trelawney R.Stevenson by virtue of that certain Quit Claim Deed dated February 17, 2005, at Instrument No. 20050217-0018347 in the Register's Office of Davidson County, Tennessee. Trelawney R.Stevenson is now known as Trelawney R.Johnson.

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), his heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2015 Davidson County real property taxes, being a lien not yet due and payable; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his heirs and assigns, against the lawful claims of all persons whomsoever.

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.

Trelawney R Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and official seal at office this 11th day of June, 2015.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Binyam Ashenafi

2145 Forge Ridge Circle, Nashville, TN 37217

Tax Parcel No 135060A01200CO

Property Address: 2145 Forge Ridge Circle
Nashville, TN 37217

MAIL TAX BILLS TO: US Bank NA

3180 Rider Trail South, Earth City, MO 63045

STATE OF TENNESSEE
COUNTY OF Montgomery

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 $175,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Jessica Warren
AFFIANT

SUBSCRIBED AND SWORN TO before me this 11th day of June, 2015.

Notary Public

My Commission Expires: 8/12/15

LUTHER P. RAMSEY III
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY