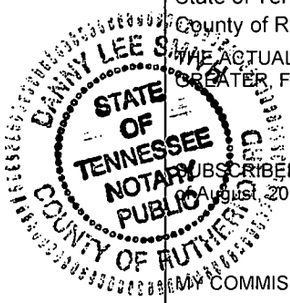
WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150071101 DEEDWARR
Recvd: 08/21/15 15:32 2 pgs
Fees:13.00 Taxes:140.60
20150821-0084828



State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $38,000.00

Dawit Regassa
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of August, 2015

Notary Public

MY COMMISSION EXPIRES: 4/24/16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Legacy Title and Escrow, 330 Robert Rose Dr., Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Dawit Regassa	Dawit Regassa	164-10-0A-350.00
(NAME)	(NAME)	
2900 Baby Ruth Lane, Apt. 807	2612 Skyfalls Court	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Zebib Tesfaye,married,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Dawit Regassa,** hereinafter called the GRANTEES, their heirs and assigns, a 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 Zebib Tesfaye, married, from Mark Bobo, married, by Warranty Deed dated April 16, 2015 and recorded April 21, 2015 as Instrument 20150421-0035433, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mark Bobo by Successor Trustee's 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.

unimproved ☐

This is improved ☑ property, known as 2612 Skyfalls Court, 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 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 hands this 20th day of August, 2015.

Zebib Tesfaye

Zebib Tesfaye

State of Tennessee
County of Rutherford

Personally appeared before me, a notary public in and for the state and county aforementioned, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be of Zebib Tesfaye and that he as such executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as

WITNESS my hand and seal this 20th day of August, 2015.

Notary Public Danny Lee Smith
My Commission Expires: 4/24/18

File No.: 14112

