BILL GARRETT, Davidson County
Trans:T20150076644 DEEDWARR
Recvd: 09/09/15 10:23 2 pgs
Fees:13.00 Taxes:758.50
20150909-0091531

Prepared By & Return To:
Tennessee Title Services, LLC
112 Center Pointe Drive, Suite A
Clarksville, TN 37040
15-0858C

STATE OF TENNESSEE
COUNTY OF ~~MONTGOMERY~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 4th day of September, 2015

Notary Public
Commission Expires: 7/17/19

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

Address of New Owner	Send Tax Bills To:	Map & Parcel
Dawit Z. Woldesenbet 4064 Pineorchard Pl Antioch, TN 37013	Regions Bank d/b/a Regions Mortgage 2050 Parkway Office Circle Birmingham, AL 35244	164-10-0A-091.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Wayne Boudrie

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Dawit Z. Woldesenbet, unmarried, and Fitsum Yilema, unmarried, as tenants in common with right of survivorship

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 all of Lot No. 239 on the plan of Village Two, Summerfield, of record in Instrument Number 20000929-0096421, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

BEING the same property conveyed to Wayne Boudrie, unmarried, by Warranty Deed from Southern Homes Builders, LLC, a Limited Liability Company, dated 7/9/03 and recorded 7/15/03 in Instrument No. 20030715-0098741, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4064 Pineorchard Pl, Antioch, TN 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 GRANTEES, their heirs and assigns forever; and we so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 4th day of September, 2015.

Wayne Boudrie by Josh Anderson, Attorney-in-fact

Wayne Boudrie by Josh Anderson, Attorney-in-fact

POA of record in Insturment No. _____ DCROD

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Josh Anderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained; and who further acknowledged that he is the attorney-in-fact for Wayne Boudrie and that he is authorized by Wayne Boudrie to execute this isntrument on his behalf.

Witness my hand and official seal this 4 day of September, 2015.

J Anderson

Notary Public
My Commission Expires: _____

(Notary Seal)

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018