BILL GARRETT, Davidson County
Trans:T20150079627 DEEDWARR
Recvd: 09/18/15 12:53 3 pgs
Fees:18.00 Taxes:553.15
20150918-0095065

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Solomon Awoke and
Shewaye G. Bereka
712 Winchester Place
Antioch, TN 37013

MORTGAGEE

US Bank Home Mortgage
3301 Rider Trail South
Earth City, MO 63045-1518

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 151-10-0-A
PARCEL 069.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **James S. Stover, Jr. and wife, Erin B. Stover,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Solomon Awoke and Shewaye G. Bereka, husband and wife,** 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. 286 on the plan of Villages of Long Hunter PUD Phase 1, by Plat Instrument No. 20010123-0006894, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James S. Stover, Jr and wife, Erin B. Stover by Quitclaim Deed from James S. Stover, Jr, Dated December 22, 2010, of record in Instrument No. 20101222-0101676, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James S. Stover, Jr, and wife Erin B. Stover, by Quitclaim Deed from James S. Stover, Jr., dated December 22, 2010, of record in Instrument No. 20101222-0101676, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Declaration of Covenants, Conditions and Restrictions Villages of Long Hunter, Phase 1, of record in Instrument No. 20010531-0056382; and The Villages of Long Hunter Charter, of record in Instrument No. 20010531-0056381; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Instrument No. 20010123-0006894, including Corporation Conveyance of Easement to JCH Development Company of Record in Book 9661, page 919, Grant of Transmission Line Agreement of Record in Book 2338, Page 466, Declaration of Taking of record in Book 4446, Page 423, Cause Claim Judgement of record in Book 4535, Page 351, Agreement for Dedication of Easement Water Mains and Appurtenances, of record in Book 8358, Page 91, Agreement for Dedication of Easement Water Mains and Appurtenances of record in Book 8197, page 288, Deed of record in Book 1115, Page 302, Storm Water Detention Agreement of record in Instrument No. 20020718-0086411, Grant of Easements to Crossman Communities of Tennessee, LLC of record in Instrument No. 20000906-008272; Right of Way Easement to The Old Mitchell Family Grave of record in Book 1101, page 457, Agreement for Dedication of Easement for Sanitary Sewers and/Or Strom Drainage of record in Instrument

No. 20001030-0107415, all of record in Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **712 Winchester Place 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 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 our hands this 28th day of August, 2015.

James S. Stover, Jr.

Erin B. Stover

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named James S. Stover, Jr. and wife, Erin B. Stover, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of August, 2015.

NOTARY PUBLIC

DEAN R. PINGSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.1.16

STATE OF Tennessee
COUNTY OF ~~Wilson~~ Williamson

The actual consideration or value, whichever is greater for this transfer is $149,500.00.

AFFIANT

Subscribed and sworn to before me this 9 day of ~~September~~ 2015.

NOTARY PUBLIC

My Commission Expires: 7/17/19

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