WARRANTY DEED

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of October, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tesfaye B. Yemru Kidist M. Zeleke	Pinnacle Bank	141070b09200co
(NAME)	(NAME)	
604 Dusk Court	P.O. Box 172207	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Memphis TN 38187	
(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, I, **James D. Helton II, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Tesfaye Yemru, unmarried and Kidist Zeleke, unmarried, as joint tenants 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 Lot No. 76 on the First Revision of Somerset Farms, Section Four, Phase I, A Planned Unit Development, as of record in Book 9700, Page 157, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property James D. Helton II, unmarried, by deed from Michelle A. George a/k/a Michelle A. Dobson of record in Instrument No. 20060113-0005575, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 604 Dusk Court, Nashville, TN 37221
(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.

BILL GARRETT, Davidson County
Trans:T20150090607 DEEDWARR
Recvd: 10/23/15 15:48 2 pgs
Fees:13.00 Taxes:795.87
20151023-0108212

Witness my/our hands this 23rd day of October, 2015.

James D. Helton II

State of Tennessee
County of Williamson

Personally appeared before me James D. Helton II, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 23rd day of October, 2015.

ANDREA WALTH
NOTARY
My Comm Exp.
May 23, 2016

Notary Public
My Commission Expires: May 23, 2016

File No.: 10111