WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/02/15 16:11 3 pgs
Fees:18.00 Taxes:962.00
20151202-0121714

File #2015-19

STATE OF TENNESSEE,
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $260,000.00.

Affiant

Subscribed and sworn to before me on December 1st, 2015.

NOTARY PUBLIC
My Commission Expires:

CRYSTAL SANTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 6, 2019

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH LAW FIRM, PLLC
Robert C. Ashworth, Attorney at Law
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Teleale M. Fikremariam and Asemeret Woldeselassie 6101 Tuckaleechee Lane Antioch, TN 37013	U.S. Bank, National Association 3180 Rider Trail South Earth City, MO 63045	181-03-0A-064.00-CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **SAMUEL DIAZ, A MARRIED MAN**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **TELEALE M. FIKREMARIAM, A SINGLE MAN AND ASEMERET WOLDESELASSIE, A SINGLE WOMAN**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 64, as shown on the map entitled Section Two, Indian Creek Estates, Old Hickory Blvd., of record in Plat Book 9700, Pages 558 and 559, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to SAMUEL DIAZ, by deed from FRANCINA DEHORNEY, of record in Instrument No. 20090820-0078411, dated July 31, 2009, said Register's Office.

The undersigned, Jerry Renee Diaz, spouse of Samuel Diaz, joins in the execution of this instrument for the purpose of conveying to the Grantees all her right, title, claim, and interest in and to the above described property, including but not limited to, her homestead and any and all other marital rights.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 6101 Tuckaleechee Lane, 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 GRANTOR does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is

SD by KN Attorney in Fact
JRD by KN Attorney in Fact

unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his 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 on December 1st, 2015.

Grantor:

Samuel Diaz, by Kenneth Noga His Attorney in Fact

Samuel Diaz, by Kenneth Noga, His Attorney-in-Fact

Grantor:

Jerry Renee Diaz by Kenneth Noga Her Attorney in Fact

Jerry Renee Diaz, by Kenneth Noga, Her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Kenneth Noga, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his oath acknowledged to be the Attorney-in-fact for Samuel Diaz, the within named bargainor, and that he as such Attorney-in-fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Samuel Diaz, the within named bargainor by the said Kenneth Noga, as such Attorney-in-fact.

Witness my hand and official seal at office in Franklin, Tennessee on this the 1st day of December, 2015.

Hillary Torrence
Notary Public

My Commission Expires: 11-28-16

HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Kenneth Noga, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his oath acknowledged to be the Attorney-in-fact for Jerry Renee Diaz, the within named bargainor, and that he as such Attorney-in-fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Jerry Renee Diaz, the within named bargainor by the said Kenneth Noga, as such Attorney-in-fact.

Witness my hand and official seal at office in Franklin, Tennessee on this the 1st day of December, 2015.

Hillary Torrence
Notary Public

my commission expires: 11-28-16

HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Certificate of Authenticity

I, Crystal Santi, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ashlee D. Page, a notary public for this county and state, Crystal Santi who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashlee D. Page

Notary's Signature

My Commission Expires: 9-10-18.

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY