WARRANTY DEED

Please Record & Return to:
Brentwood Title & Escrow, LLC
320 Seven Springs Way, #150
Brentwood, TN 370227

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of December, 2015.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 11, 2017

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Getnet Eshete	U S Bank	149-02-0C-001.00 CO
(NAME)	(NAME)	
101 Elizabeths Court	4801 Frederica Street	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Owensboro, KY 42301	
(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, **Diana M. Rea,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Getnet Eshete and wife, Yetimwork Gulima,** 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 Unit No. 1, Sterling Wood, a Planned Unit Development, of record in Plat Book 6250, Page 648, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said property.

Being the same property conveyed to Diana M. Rea, by Special Warranty Deed from The Bank of New York Trust Company, N.A., dated 2/11/8 and recorded 2/26/08 in Instrument No. 20080226-0018685, in the Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 101 Elizabeths 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 29th day of December, 2015.

Diana M. Rea

BILL GARRETT, Davidson County
Trans:T20150110079 DEEDWARR
Recvd: 12/30/15 13:49 2 pgs
Fees:13.00 Taxes:369.63

20151230-0131161

State of Tennessee
County of Sumner

Personally appeared before me Diana M. Rea, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of December, 2015.

Rebecca Campbell

Notary Public _____
My Commission Expires: _____

File No.: 151153

