Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson
The actual consideration or value, whichever is greater, for this transfer is $148,000.00.

Affiant

Subscribed and sworn to before me, this 1st day of February, 2016.

Notary Public
My commission expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

02-1601-49750

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jessica M. Yarber 2723 Smith Springs Road Nashville TN 37217	new owner	136-09-0A-006.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Makonnen Lema**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jessica M. Yarber**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit: unmarried

Land in Davidson County, Tennessee, being Unit No. 66-B, on the Plan of Spring View Townhomes, a horizontal property regime as established by Master Deed, of record in Book 6349, Page 428, as amended in Book 6407, Page 869, as shown on Exhibit "A" to the Master Deed of record in Book 6349, Page 463, and being part of Lot 66 on the plan of Edge-of-Lake, Section 20-A of record in Plat Book 5200, Page 183, as amended in Book 6359, Page 378, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Makonnen Lema by Substitute Trustee's Deed from Shapiro & Ingle, LLP, as Substitute Trustee, dated June 12, 2015, recorded June 16, 2015, of record in Instrument No. 20150616-0057053, as corrected by Corrected Substitute Trustee's Deed of record in Instrument No. 20150624-0060396, Register's Office for Davidson County, Tennessee.

The subject property is neither the principal residence of Grantor nor his/her spouse or any dependent.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2723 Smith Springs Road, Nashville, TN 37217.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

BILL GARRETT, Davidson County
Trans:T20160008885 DEEDWARR
Recvd: 02/02/16 10:42 2 pgs
Fees:13.00 Taxes:547.60
20160202-0009982

Revised 01202014

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 hand this 1 day of FEB, 2016.

M. Lema

Makonnen Lema

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Makonnen Lema** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 1 day of FEB, 2016.

Notary Public
State of Tennessee at Large

My Commission expires: 9/26/2018

M. KEVIN HEFFELMAN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.