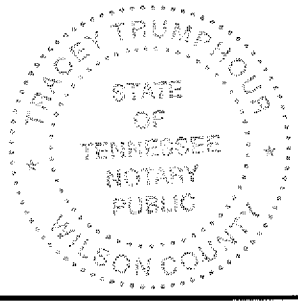
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,000.00

Ethiopia Gezahagn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of March, 2016.

Notary Public

MY COMMISSION EXPIRES: 8.14.17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ethiopia W. Gezahagn	American Mortgage Service Company	165-05-OA-090.00
(NAME)	(NAME)	
2221 Beachfront Avenue	11503 Springfield Pike	Davidson County DEEDWARR Recvd: 04/14/16 09:10 3 pgs Fees:18.00 Taxes:529.10 **20160414-0035623**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Cincinnati, OH 45246	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Derek Smith and Jennifer Smith, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Ethiopia W. Gezahagn, a married person**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, being Lot No. 129, on the Subdivision Plat of Section I, Phase II, South Shore, of record in Instrument No. 20050210-0015592, (inadvertently shown as Inst. No. 20020624-0075604 in previous Deeds) Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Derek Smith and Jennifer Smith, husband and wife by Warranty Deed from Bank of New York as Trustee for the Certificate Holders CWABS, Inc., Asset-Backed Certificates, Series 2005-16, dated 6/9/2008, recorded 7/10/2008 of record in Instrument No. 20080710-0070778, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to: All matters shown on the plat of record in Instrument No. 20050210-0015592; Boundary Plat recorded of record in Instrument No. 20010417-0037237; Covenants, conditions, easements and restrictions of record in Instrument No. 20051103-0133346; Flowage Easement recorded of record in Book 3917, Page 967; StormWater Detention Agreements recorded of record in Instrument No. 20010221-0016129 and Instrument No. 20060203-0013756; Landscape Agreement recorded of record Instrument No. 20010221-0016130; Agreement for Dedication of Easement recorded of record in Instrument No. 20020426-0051713; Conveyance of Easement recorded of record in Instrument No. 20020913-0111662; Charter of The Village at South Shore Homeowners' Association, Inc., recorded of record in Instrument No. 20050811-0095166;

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations

and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2221 Beachfront Avenue, 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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 March, 2016.

Derek Smith

Jennifer Smith

State of Tennessee
County of Wilson

Personally appeared before me Derek Smith and Jennifer Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of March, 2016.

Notary Public

My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Kimie Perry, 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.

Kimie Perry
Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Liz Jones, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Liz Jones
Notary's Signature

My Commission expires: 8-14-17
Notary Seal (if on paper)

