BILL GARRETT, Davidson County
Trans:T20160045459 DEEDWARR
Recvd: 05/31/16 11:15 2 pgs
Fees:13.00 Taxes:740.00

20160531-0054285

WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of May, 2016

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

LISA WHITE
STATE OF TENNESSEE
NOTARY PUBLIC
COMM EXP 06-30-2018
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS:
Mesfun Alemu	SAME	098-02-0-002.00
(NAME)	(NAME)	
5184 Roxborough Dr		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Matthew Biddle and Katy Biddle, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mesfun Alemu and Shashu Abraha,** 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, and being Lot No. 23, on the plan of Roxborough Subdivision, of record in Book 5200, page 63, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Said Lot No. 23 fronts 80 feet on the northerly margin of Roxborough Drive and extends back 403.11 feet on the easterly line and 412.55 feet on the westerly line to a dead line in the rear measuring 80.55 feet thereon.

Being the same property conveyed to Matthew Biddle and Katy Biddle, Husband and Wife, by Warranty Deed from Sheri Prosser, a married woman, joined by her husband, Marc Prosser, dated May 27, 2011, of record in Instrument No. 20110603-0042623, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5184 Roxborough Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2016, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the plan of record in Book 5200, page 63; Restrictions of record in Book 6302, page 669; all of record in the Register's Office for Davidson County, Tennessee.

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 our hands this 19th day of May, 2016.

Matthew Biddle

Katy Biddle

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Matthew Biddle and Katy Biddle, 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 official seal at Franklin, Tennessee, this 19th day of May, 2016.

Notary Public _____
My Commission Expires: _____

File No.: 22829

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016