ADDRESS NEW OWNER:
Noel T. Mehari

7471 Highway 70 S
Nashville, TN 37221

SEND TAX BILL TO:
New Owner

Davidson County DEEDWARR
Recvd: 06/08/16 14:33 3 pgs
Fees:18.00 Taxes:995.30
20160608-0058052

MAP & PARCEL NOS.:
142-2-5.00

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Florence M. Lankford, a married woman** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Noel T. Mehari, a single man** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Cross Timbers, Section 1, of record in Book 3700, Page 37, Register's Office for Davidson County, Tennessee, to which said plat is made for a more complete and detailed description of said lot.

Being the same property conveyed to Florence M. Lankford, from Jim Edwards, Trustee, by Quitclaim Deed recorded on December 31, 1985, in Book 6750, Page 18, Register's Office for Davidson County, Tennessee.

This is property with a common address of **7471 Highway 70 S, Nashville, TN 37221**.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees.(2) All matters appearing on the Plan of record in Book 3700, Page 37, Register's Office for Davidson County, Tennessee.(3) Restrictive Covenants of record in Book 3949, Page 258, said Register's Office.

James A. Lankford, Jr., spouse of Florence M. Lankford, hereby joins in this conveyance to convey any and all rights he may have in said property including but not limited to any marital rights therein.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, in fee simple forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 27th day of May, 2016.

Florence M. Lankford

James A. Lankford, Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Florence M. Lankford and husband, James A. Lankford, Jr.,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **27th** day of **May 2016.**

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: My Commission Expires MAR. 7, 2017

File No. 1605-103

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $269,000.00.

Affiant

Subscribed and sworn before me this 27th day of May, 2016.

CONNIE TAYLOR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Notary Public
My Commission Expires: 11/5/2019

TRUE COPY CERTIFICATION

I, Connie Taylor, do hereby make oath that I am 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.

Connie Taylor

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Greg Fairbetter, a notary public for this count and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires:

11/06/2017