NEW OWNER:

Hailemariam Ali Shibeshi
Kidish Bekele Alemu
304 Mossy Court
Antioch, TN 37013

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 16-0529

Map 164, Group 13-0-A, Parcel 031.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20160054472 DEEDWARR
Recvd: 06/27/16 09:54 3 pgs
Fees:18.00 Taxes:832.13
20160627-0065151

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Twenty-Four Thousand Nine Hundred and 00/100 Dollars** ($224,900.00) cash in hand paid, the receipt of which is hereby acknowledged, **MARLENE L. SANDERS**("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **HAILEMARIAM ALI SHIBESHI AND KIDISH BEKELE ALEMU** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 60 on the Final Plat of Phase Three, Treehaven Subdivision, and of record in Instrument No 20040913-0110149 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Marlene L. Sanders, an unmarried person, by Warranty Deed from Capitol Homes, Inc., a Tennessee Corporation, dated January 3, 2005, and of record in Instrument No. 20050110-0003327, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 304 Mossy Oak Court, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantees that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 24th day of **June, 2016.**

Marlene L. Sanders
MARLENE L. SANDERS

BY: Beth Dreher, attorney in fact
Beth Dreher, attorney in fact, pursuant to Power of Attorney being recorded concurrently herewith.

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **BETH DREHER**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who acknowledged that he executed the within instrument on behalf of, and as attorney-in-fact for, **MARLENE L. SANDER**, the within named bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office this 24th day of **June, 2016.**

Erika Piland
NOTARY PUBLIC

My commission expires: _____

ERIKA PILAND
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-10-2018

****

The actual consideration or value, whichever is greater, for this transfer is $ 224,900.00 .

Nancy Enoch

AFFIANT

Sworn to and subscribed to before me this 24 day of June, 2016.

Priscilla C Urbanek

NOTARY PUBLIC

My commission expires: March 3, 2020

PRISCILLA C. URBANEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE