WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160059405 DEEDWARR
Recvd: 07/12/16 11:22 2 pgs
Fees: 13.00 Taxes: 695.60
20160712-0071246

PATRICIA NICHOLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 188,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of July, 2016.

Notary Public:

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Fikeru Wolde	U.S. Bank National Association	Parcel ID:
2232 Oak Barrel Lane	2300 Wall Street, Ste. A	14902012200
Antioch, TN 37013	Norwood, OH 45212	

FOR AND IN 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

Cedric Coleman, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Fikeru Wolde , married

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, BEING Lot No. 26 on the Plan of Oakwood Subdivision, Phase Three, Section One, of record in Plat Book 7900, Page 268, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Cedric M. Coleman, married, by deed from Jack F. Orend, Jr., a widower, of record in Instrument 20011226-0141485, said Register's Office, dated November 30, 2001. See also Quitclaim Deed from Elaine Coleman, unmarried, to Cedric Coleman, unmarried, of record in Instrument 20160712-0071245, said Register's Office.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 7981, Page 478 amended in Book 8038, Page 838; Book 8191, Page 324; Book 8313, Page 17; Book 8323, Page 410; Book 9237, Page 1; Book 9781, Page 987; Book 10650, Page 785; and Book 7981, Page 519, said Register's Office.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 7900, Page 268, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2232 Oak Barrel Lane, Antioch, TN 37013

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 my hand this 11th day of July, 2016.

Cedric Coleman

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cedric Coleman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of July, 2016.

My Commission Expires: 8/23/16

Notary Public

