WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

Subscribed and sworn to before me, this 13th day of July, 2016

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 07/27/16 14:30 3 pgs
Fees:18.00 Taxes:1110.00
20160727-0077420

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hailu Habtemariam	Same	181-10-0A
(NAME)	(NAME)	(MAP)
6905 Scarlet Ridge Drive		147.00-CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Brentwood, TN 37027-8824		
(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 consideration, the receipt of which is hereby acknowledged, I/we, Joshua D. Smith, unmarried man, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Hailu Habtemariam, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 401 on the Plan of Final Plat, Phase Four, Autumn Oaks Subdivision, of record in Plat at Instrument No. 20020523-0062993, as corrected by Surveyors Certificate of Correction of recorded in Instrument No. 20030110-0004644, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Shirallene J. Smith and Joshua D. Smith, wife and husband by Warranty deed from Danielle Dubetz and Marcia Millican of record in Instrument No. 20110317-0021163 Register's Office for Davidson County, Tennessee and further

Being the same property conveyed to Joshua D. Smith by Quitclaim Deed from Shirallene J. Allemore, formerly Shirallene J. Smith, of record in Instrument No. 20160727-0077419, Register's Office for Davidson County, Tennessee.

Being also known as 6905 Scarlet Ridge Drive, Brentwood, Tennessee 37027-8824.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 6905 Scarlet Ridge Drive, Brentwood, Tennessee 37027-8824

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/our hand(s) this 11th day of July, 2016.

Joshua D. Smith

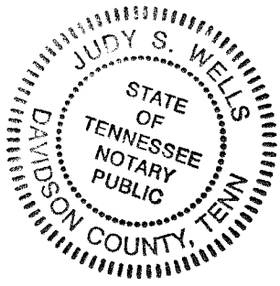
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Joshua D. Smith; with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 11th day of July, 2016.

Notary Public

My Commission Expires: 6/22/20



True Copy Certification

I, Dellana Lowhorn, 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.

Signature

State of TN

County of Davidson

Personally appeared before me, JohnBell Jr, a notary public for this county and state, Dellana Lowhorn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires

Notary Seal (if on paper)

JOHN A. BELL JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 10, 2018

JOHN A. BELL JR
DAVIDSON COUNTY
My Commission Expires SEPT. 10, 2018