BILL GARRETT, Davidson County
Trans:T20160064707 DEEDWARR
Recvd: 07/27/16 15:16 2 pgs
Fees:13.00 Taxes:758.50
20160727-0077488

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 26th day of July, 2016, by and between Brian A Miles, unmarried, party of the first part, and Mulate H Asres and Alemnesh Mangiste, husband and wife, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the plan of Resubdivision of Lot 1, Forge Ridge, of record in Book 9700, Pages 295 and 296, corrected in Book 10316, Page 880, Register's Office for said County, to which reference is hereby made for a more complete description.

Being all or part of the same property conveyed to Brian A. Miles by virtue of that certain Warranty Deed dated October 28, 2005, at Instrument No. 20051101-0131968 in the Register's Office of 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 GRANTEE(S), their heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Book 9700, Page 295-296 corrected at Book 10316, Page 880, Book 10284, Page 937, Book 1083, Page 274, Book 1129, Page 253, Book 9543, Page 800 in said Register's Office, Tennessee; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Brian A Miles by
Memorie White, Attorney in Fact

Brian A Miles, by Memorie White, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of July, 2016, before me personally appeared Memorie White, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Brian A Miles and acknowledged that she executed the same as the free act and deed of the said Brian A Miles.

WITNESS my hand and official seal at office this 26th day of July, 2016.

Notary Public

My Commission Expires: 9/10/19

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Mulate H Asres and Alemnesh Mangiste

2117 Forge Ridge Cir, Nashville, TN 37217

Tax Parcel No 135060A00600CO

Property Address: 2117 Forge Ridge Cir
Nashville, TN 37217

MAIL TAX BILLS TO: owners at property address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $205,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Mulate H Asres
AFFIANT

SUBSCRIBED AND SWORN TO before me this 26th day of July, 2016.

Ashlee D. Page
Notary Public

My Commission Expires: 9/10/18

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY