This document prepared by (and after recording return to):		)
Name:	**William Davis, Attorney, P.C.**	)
Address:	**219 Ward Circle, Ste 5**	)
City, State, Zip:	**Brentwood, TN, 37027**	)
Phone:	**615-369-0039**	)
File Number:	**WWD-3094S**	)

BILL GARRETT, Davidson County
Trans:T20160065967 DEEDWARR
Recvd: 08/01/16 14:06 2 pgs
Fees:13.00 Taxes:851.00
20160801-0079156

---Above This Line Reserved For Official Use Only-----

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Leo Rateau,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Frewoiny Gebrebrhan, a single woman**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, being Lot No. 365 on the Plan of Harpeth Valley Park, Section 3, of record in Book 4175, page 15, Register's Office for Davidson County, Tennessee.

Said Lot No. 365 frons 80.0 feet on the westerly margin of Harpeth Bend Drive and runs back 199.5 feet on its northerly line and 197.0 feet on its southerly line to a dead line in the rear on which it measures 89.5 feet.

Being the same property conveyed to Leo Rateau by Quitclaim Deed from John Lewis Baber, dated 07/21/2014 and filed for record on 07/23/2014 in Instrument Number 20140723-0065446, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to John Lewis Baber, the sole heir at law of Michi Baber, by Estate Administrator's Deed from Leo Rateau, Administrator for the Estate of Michi Baber (appointment in Probate Court Case Number 138-37, Seventh Circuit Court for Davidson County, Tennessee, Probate Division), dated 07/24/2013 and filed for record on 07/26/2013 in Instrument Number 20130726-0077524, Register's Office for Davidson County, Tennessee.

This is improved property also known as 748 Harpeth Bend Drive, Nashville, Tennessee, 37221.

Map and Parcel: 15602005400

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the **28th** day of July, 2016.

Leo T. Rateau

Leo Rateau -Grantor

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Leo Rateau, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 28th day of July, 2016.

NOTARY PUBLIC

My Commission Expires: 12/27/2016

W. WILLIAM DAVIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Grantee(s) Name, Address:	Send Tax Statement To:
Frewoiny Gebrebrhan	Heritage Bank
748 Harpeth Bend Drive	322 Main St
Nashville, TN 37221	Clarksville, TN 37040

STATE OF TENNESSEE
COUNTY OF Sumner

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$230,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 29th day of July, 2016.

KEVIN BRADY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Affiant

Notary Public

My commission expires:

11-20-18