Davidson County DEEDWARR
Recvd: 08/08/16 10:02 2 pgs
Fees:13.00 Taxes:518.00
20160808-0081922

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 5th day of August, 2016, by and between Montrell D Pointer and Taisha Martinez-Pointer, a married couple, party of the first part, and Girma Dufera and Edoshe Gari, a married couple, 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 Unit 218, Hamilton Crossing Townhomes, a Planned Unit Development, of record in Instrument No. 20040212-0016945, Register's Office for Davidson County, Tennessee.

*20040212-0016945

Being all or part of the same property conveyed to Montrell D. Pointer by virtue of that certain Warranty Deed dated March 30, 2007, at Instrument No. 20070409-0042090 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 of record at Instrument No. 20040212-0016945, 20040226-0022076, 20050310-0026734, 20050101-0075731, 20060206-0014793 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.

MONTRELL D. POINTER BY BEVERLY A. POINTER BELL ATTORNEY IN FACT
Montrell D Pointer, by Beverly A Pointer Bell, Attorney In Fact

Taisha Martinez-Pointer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of August, 2016, before me personally appeared Beverly A Pointer Bell, 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 Montrell D Pointer and acknowledged that she executed the same as the free act and deed of the said Montrell D Pointer.

WITNESS my hand and official seal at office this 5th day of August, 2016.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Taisha Martinez-Pointer, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 5th day of August, 2016.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Girma A Dufera and Edoshe Gari

3001 Hamilton Church Rd. Unit 218, Antioch, TN 37013

Tax Parcel No 163040A21800CO

Property Address: 3001 Hamilton Church Rd. Unit 218
Antioch, TN 37013

MAIL TAX BILLS TO: Owner's 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 $140,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Girma Dufera
AFFIANT

SUBSCRIBED AND SWORN TO before me this 5th day of August, 2016.

Notary Public

My Commission Expires:

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

Certificate of Authenticity

I, Ashlee D Page, 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.

Ashlee D Page
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019