Return to:

Fearnley Martin & McDonald
25 Century Blvd, Ste 402
Nashville, TN 37214

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $236,500.00.

Affiant

Subscribed and sworn to before me, this 19th day of August, 2016.

Notary Public
My commission expires:

BARRY J GINDER
Notary Public, State of Indiana
Hamilton County
My Commission Expires
February 8, 2024

Davidson County DEEDWARR
Recvd: 08/23/16 09:13 3 pgs
Fees:18.00 Taxes:875.05
20160823-0087903

04-1607-56113

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Berhane Woldetensae 904 Creekedge Court Antioch TN 37013	Owner at Property Address	173-08-0-A-025.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Karin M. Cook and husband, Brian M. Cook**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Berhane Woldetensae, a married man**, hereinafter called the Grantees, their successors 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. 70, on the Plan of Section One, Deer Valley "Cluster Lot Subdivision" (erroneously referenced in prior deed as Deer Valley "Cluster Lot" Subdivision, a Planned Unit Development), of record in Instrument No. 20030205-0016206, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Karin M. Cook and husband, Brian M. Cook by deed from Yazdian Construction, Inc., a Tennessee corporation, dated June 15, 2006, recorded June 16, 2006, of record in Instrument No. 20060616-0072153, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 904 Creekedge Court, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 18th day of August, 2016.

Karin M. Cook

Brian M. Cook

STATE OF Indiana
COUNTY OF Hamilton

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Karin M. Cook and Brian M. Cook**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Carmel (city) Indiana (state), this 18 day of August, 2016.

Notary Public

My Commission expires:

2/8/2024

BARRY J GINDER
Notary Public, State of Indiana
Hamilton County
My Commission Expires
February 8, 2024

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