Davidson County DEEDWARR
Recvd: 08/26/16 09:06 3 pgs
Fees:18.00 Taxes:714.10
**20160826-0089326**

# WARRANTY DEED

BMR16-0677

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $198,000.00

Affiant

Subscribed and sworn to before me, this 21st DAY OF August, 2016

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Tamiru Mohamed | F & M Bank (NAME) | |
| 677 Coneflower Trail (ADDRESS) | 50 Franklin St. (ADDRESS) | |
| Antioch, TN 37013 (CITY) (STATE) (ZIP) | Clarksville TN 37040 (CITY) (STATE) (ZIP) | 150150B05200CO |

STACY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2018

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MARIO A. DAVIDSON AND WIFE, ANITA DAVIDSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TAMIRU MOHAMED AND ZEWDITU HABTEGIORGIS, BOTH UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that 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. 52 on the Plan of Edison Park (formerly Painter), "Cluster Lot Subdivision" of record in Instrument No. 20060726-0090090, 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 Mario A. Davidson and wife, Anita Davidson by Warranty Deed from Harvest Homes, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20071106-0131155, Register's Office for Davidson County, Tennessee, dated October 31, 2007 and recorded on November 06, 2007.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Instrument No. 20060726-0090090, Instrument No. 20060831-0107891, Instrument No. 20060724-0089083, Instrument No. 20121114-0104903, Instrument No. 20050603-0063189, Instrument No. 20060504-0052044, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( X ) property, known as 677 Coneflower Trail , Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

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 we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 21st day of August, 2016.

Mario A. Davidson

Anita Davidson

STATE OF Tennessee
COUNTY OF Davidson

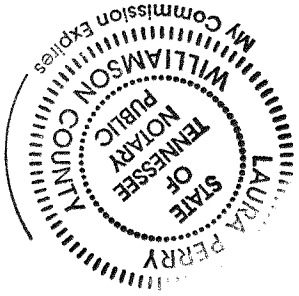
On this the 22 day of August, 2016, before me personally appeared Mario A. Davidson and wife, Anita Davidson to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 22 day of August, 2016.

Notary Public

My Commission Expires: 10-12-19

(SEAL)




**RETURN TO:**
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

# True Copy Certification

I, KRISTEN TRAINI, 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 TENNESSEE

County of SUMNER

Personally appeared before me, DARLENE K. SUHRBIER, a notary public for this county and state, KRISTEN TRAINI 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: 5-27-2019

Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY