Davidson County DEEDWARR
Recvd: 09/02/16 09:47 3 pgs
Fees:18.00 Taxes:1369.00
20160902-0092449

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF AUGUST, 2016.

Notary Public

MY COMMISSION EXPIRES: 7.3.17
(AFFIX SEAL)

Y-VRES-16-5104-T

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Teringo Wagaw and Derege Degene	owners at property address	
(NAME)	(NAME)	**085-04-0A-244.00-CO**
5104 Mountainbrook Circle		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076-1484		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRANDON M. UPTON AND WIFE, SARAH J. UPTON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TERINGO WAGAW AND DEREGE DEGENE,*** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

* wife and husband

Land in Davidson County, Tennessee, being Lot No. 244 on the Plan of Final Plat, The Reserve at Stone Hall (Formerly Eversong At Ravenwood), Phase 1, Section 2B, Planned Unit Development, A Cluster Lot Subdivision of record in Plat at Instrument No. 20131004-0104209, amended in Instrument No. 20131014-0107217, 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 Brandon M. Upton and wife, Sarah J. Upton by Warranty deed from Meritage Homes of Tennessee, Inc., an Arizona corporation of record in Instrument No. 20150204-0010644 Register's Office for Davidson County, Tennessee, dated January 29, 2015 and recorded on February 04, 2015.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20131004-0104209, as amended in Instrument No. 20131014-0107217, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20090310-0021482, amended in Instrument Number 20090407-0031921, Instrument Number 20090515-0044929, as amended and restated in Instrument Number 20090623-0058338, and further amended and restated in Instrument Number 20120202-0009628, and supplemented in Instrument Number 20120207-0011118, Register's Office for Davidson County, Tennessee.
- Easement for Water Line of record in Instrument Number 20060801-0093487, in the Register's Office for DavidsonCounty, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20070730-0089806 and in Instrument Number 20060809-0097670, in the Register's Office for DavidsonCounty, Tennessee.
- Inspection and Maintenance Agreement For Private Stormwater Management Facilities of record in Instrument Number 20120730-0066771, in the Register's Office for Davidson County, Tennessee.
- Certification of Grant of Right-of-Way and Road Construction of record in Instrument Number 20090421-0036252, in the Register's Office for Davidson County, Tennessee.
- Deed for an Easement for a Water Line of record in Book 4212, Page 147, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument Number 20100720-0056497, in the Register's Office for DavidsonCounty, Tennessee.
- Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Instrument Number 20030328-0040734, in the Register's Office for Davidson County, Tennessee.
- Agreed Order of record in Instrument Number 20100106-0001301, in the Register's Office for DavidsonCounty, Tennessee.

- Easement Agreement of record in Book 7292, Page 968, in the Register's Office for Davidson County, Tennessee.
- Agreement for Grant of Easement for Conservation Greenway of record in Instrument Number 20011024-0116287, in the Register's Office for Davidson County, Tennessee.
- Flow Easement of record in Book 2244, Page 399, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement of record in Instrument Number 20100720-005652, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement of record in Instrument Number 20140821-0076185, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5104 Mountainbrook Circle, Hermitage, Tennessee 37076-1484**.

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 the 29th DAY OF AUGUST, 2016.

Brandon M. Upton

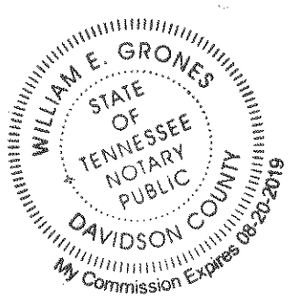
Sarah J. Upton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRANDON M. UPTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of August, 2016.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SARAH J. UPTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of August, 2016.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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