WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF AUGUST, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/20/19 (AFFIX SEAL)

NATHAN KEITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

P-RM-16-7060-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)
Sammy Said	**SWBC Mortgage Corporation**	
(NAME)	(NAME)	**182-12-0A-091.00-CO**
7060 Red Apple Road	**9311 San Pedro Ave., Ste. 100**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**San Antonio, TX 78216**	
(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, **DEJYITNU ALEMAYEHU FANTAYE, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SAMMY SAID AND WIFE, MARIAN FANGARY,** 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:

Land in Davidson County, Tennessee, being Lot No. 350 on the Plan of Phase Six Section Three Apple Valley of record in Plat at Instrument No. 20050125-0008848, 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 Dejyitnu Alemayhu Fantaye by Warranty deed from Eric Rager and wife, Lauriena Rager of record in Instrument No. 20100420-0029860 Register's Office for Davidson County, Tennessee, dated April 16, 2010 and recorded on April 20, 2010. The said Dejyitnu Alemayhu Fantaye being one and the same person as Dejyitnu Alemayehu Fantaye.

This conveyance is subject to:
- All matters shown on Plan of record in Instrument No. 20050125-0008848;
- Covenants, Conditions and Restrictions of record in Instrument No. 200207240088783, made applicable in Instrument No. 200501250009045;
- By-Laws of record in Instrument No. 200207240088784;
- Stormwater Detention Agreement of record in Instrument No. 200205280064320;
- HOA Charter filed for record in Instrument No. 200207240088782, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7060 Red Apple Road, Antioch, Tennessee 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 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.

BILL GARRETT, Davidson County
Trans:T20160078132 DEEDWARR
Recvd: 09/07/16 09:44 2 pgs
Fees:13.00 Taxes:1091.50
20160907-0093770

Witness my/our hand(s) this the 31st DAY OF AUGUST, 2016.

Dejyitnu Alemayehu Fantaye

Berhan Koran Neway

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEJYITNU ALEMAYEHU FANTAYE and BERHAN KORAN NEWAY, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of August, 2016.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires JULY 6, 2020

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