BILL GARRETT, Davidson County
Trans:T20160104956 DEEDWARR
Recvd: 11/29/16 14:29 2 pgs
Fees:13.00 Taxes:795.50
20161129-0125234

Record

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 23rd day of November, 2016, by and between George Kelada and Amira Habib Isac, a married couple, party of the first part, and Mekauninte Ayana and Achamyelesh Haile, husband and wife, 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 Lot No. 72 on the Plan of Section Four, Cambridge Forest of record in Instrument No. 20000918-0092192, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being all or part of the same property conveyed to George Kelada and Amira Habib Isac by virtue of that certain Warranty Deed dated November 6, 2013, and being of record at Instrument No. 20131119-0119170 in the amount of $155,000.00 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 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, subject to Restrictions and Easements of record of record in Davidson County, Tennessee for said property; 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.

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.

George Kelada

Amira Habib Isac

STATE OF TENNESSE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, George Kelada and Amira Habib Isac, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 23rd day of November, 2016.

Ashlee Page
Notary Public

My Commission Expires: 9/10/18

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address:	Mekauninte Ayana and Achamyelesh Haile 2732 Welshcrest Drive Antioch, TN 37013
Tax Parcel No	149150A21200CO
Property Address:	2732 Welshcrest Dr. Antioch, TN 37013
MAIL TAX BILLS TO:	Owner at Property Address
Firm File #:	20160967

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 $215,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 23rd day of November, 2016.

Ashlee Page
Notary Public

My Commission Expires: 9/2018

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY