STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $338,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF November, 2016.

Notary Public
MY COMMISSION EXPIRES: 5-5-2020
File No. G16-6526D

EMILY MARGARET CROWDER
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

BILL GARRETT, Davidson County
Trans:T20160105470 DEEDWARR
Recvd: 11/30/16 14:54 2 pgs
Fees:13.00 Taxes:1252.45
20161130-0125788

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jordan C. McDonald, an unmarried man (NAME)	New owner (NAME)	141-15-D-170C
725 Vauxhall Drive (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Mesfin Ghaim and Debora Yemane-Ghaim, aka Debra Ghaim, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jordan C. McDonald, an unmarried man**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

The following property in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 170 on the plan of SHEFFIELD ON THE HARPETH, PHASE III-D, A PLANNED UNIT DEVELOPMENT, of record in Plat Book 7900, Pages 710-712, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Mesfin Ghaim and Debra Ghaim, husband and wife from First Horizon Home Loans, A Division of First Tennessee Bank National Association, by Special Warranty Deed dated September 28, 2009, as Instrument No. 20091214-0113678, in the Register's Office for Davidson County, Tennessee.

Debra Ghaim and Debora Yemane-Ghaim is one in the same person.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in 6925, Page 900, Book 7145, Page 954, Book 8276, Page 238, Book 8505, Page 598,, Book 9313, Page 806, and in Book 874, page 97, and in any allied instrument(s) referred to in said restrictions.
2. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.
3. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 7900, page 710-712, Register's Office for Davidson County, Tennessee.
4. Charter of Homeowner's Association of record in Book 6939, page 983, Register's Office for Davidson County, Tennessee

5. Bylaws of record in Book 7145, Page 964 and in Book 8146, page 463, Register's Office for Davidson County, Tennessee.

The 2016 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 725 Vauxhall Drive, Nashville, TN 37221.

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 and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 28th day of November, 2016.

Mesfin Ghaim — November 28, 2016 Date

DMG ~~Debra Ghaim~~ Debra Yemane-Ghaim FG — November 28, 2016 Date

STATE OF Tennessee

COUNTY OF Shelby }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Mesfin Ghaim and Debra Ghaim, husband and wife, the bargainor(s), 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 28th day of November, 2016.

My Commission Expires: 10-21-17

Notary Public

FELICIA G. GORDY NOTARY PUBLIC STATE OF TENNESSEE SHELBY COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066