Davidson County DEEDWARR
Recvd: 01/11/17 14:49 3 pgs
Fees:18.00 Taxes:828.80
20170111-0003334

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 6th day of January, 2017, by and between Naomi Y. Hunter and Michael A. Hunter, wife and husband, party of the first part, and Birhanu A. Yeshaw, an unmarried man, 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 all of Lot No. 65, on the Plan of First Amendment, Berkeley Hall, Phase Five-Section One of Hickory Highlands P.U.D., as shown by plat appearing of record in Instrument No. 20050706-0077601. As corrected by Surveyor's Certificate of Correction of record in Instruments No. 20050725-0086047 and in Instrument No. 20050725-0086048, and as amended by ratification, dedication and adoption of Plat of record in Instrument No. 20050923-0114416, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being all or part of the same property conveyed to Naomi Y. Hunter by virtue of that certain Warranty Deed dated May 8, 2014, and being of record at Instrument No. 20140512-0040394, in the Register's Office of Davidson County, Tennessee. ***Michael A. Hunter as husband of Naomi Y. Hunter, joins in this conveyance to convey any and all marital rights he may have in said residence.***

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), his 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, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable and subject to all easements and restrictions of record; 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), his 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.

Naomi Y. Hunter

Michael A. Hunter

STATE OF TN
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified Naomi Y. Hunter and Michael A. Hunter, 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 6th day of January, 2017.

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: _____

Property Owner & Address: Birhanu A. Yeshaw

Tax Parcel No 163020B02600CO

Property Address: 213 Took Dr.
Antioch, TN 37013

MAIL TAX
BILLS TO: New Owner

STATE OF TN
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 $224,000.00 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 6th day of January, 2017

Notary Public

My Commission Expires: 3/24/17

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

COMPASS
LAND TITLE

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY