Davidson County	DEEDWARR
Recvd: 01/24/17 15:33	3 pgs
Fees:18.00 Taxes:684.50	
20170124-0007809	



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $185,000.00.

Affiant

Subscribed and sworn to before me, this 20th day of January, 2017.

Notary Public

My commission expires: 3/26/17

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
547 N Mt. Juliet Road, Suite 200, Mt. Juliet, TN 37122

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Merid K. Bekenna and Rahle Eshete	U.S BAnk Mtg	**164-13-0-141.00**
6020 Monroe Crossing	7601 Penn Ave S, Ste A1	
Antioch, TN 37013	Richfield, MN 55423	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

William Kirk Lewis, Jr. and Candice Michele Lewis

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Merid K. Bekenna and Rahle Eshete, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 131 on the Plan of Final Plat, Asheford Crossing, Section Three of record in Plat Book 9700, Page 545, 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 Janice D. Lewis by Warranty deed from Beazer Homes Corp dba Phillips Builders of record in Instrument No. 19991209-0301606 Register's Office for Davidson County, Tennessee, dated November 20, 1999 and recorded on December 9, 1999.

The said Janice D. Lewis died March 11, 2014, her estate having been probated of record in Docket No. 14P-619 in the Probate Court for Davidson County, Tennessee.

This is ☐ improved ☐ unimproved property known as **6020 Monroe Crossing (Xing), Antioch, TN 37013.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 20th day of January, 2017.

W. K. Lewis Jr.
William Kirk Lewis, Jr.

CANDICE MICHELE LEWIS, W. K. Lewis Jr. ATTORNEY IN FACT
Candice Michele Lewis

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, **William Kirk Lewis, Jr.**, 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 20th day of January, 2017.

Jessica Graham
Notary Public
My Commission Expires: 5-20-19

JESSICA GRAHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 05-20-2019

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the aforesaid, personally appeared **William Kirk Lewis, Jr.**, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of **Candice Michele Lewis** for the purposes therein contained, and who further proved to me that he/she is the **Attorney in Fact** for **Candice Michele Lewis,** and is authorized by **Candice Michele Lewis** to execute this instrument on his/her behalf.

Witness my hand and official seal this 20th day of January, 2017.

Jessica Graham
Notary Public
My Commission Expires: 5-20-19

JESSICA GRAHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 05-20-2019

SolomonParks File No. 416113

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

