WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170024651 DEEDWARR
Recvd: 03/23/17 11:06 2 pgs
Fees:13.00 Taxes:1364.93
20170323-0028442

O-VRES-17-1412

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $368,900.00.

Brian Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF MARCH, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

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)
Hailab Solomon Barigaber and Saba Abrahaley Beyene	new owner	
(NAME)	(NAME)	**155-16-A-341.00CO**
1412 Trace Ridge Lane		
(ADDRESS)	(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 Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GARRETT SMITH, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HAILAB SOLOMON BARIGABER AND SABA ABRAHALEY BEYENE, HUSBAND AND WIFE,** 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. 18 on the Plan of Traceside, Section Nine, of record in Instrument No. 20000103-0000455, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Garrett Smith by Warranty Deed from Keith L. Paxton and Tammy B. Paxton, husband and wife, recorded September 11, 2013 in Instrument No. 20130911-0096078, Register's Office for Davidson County, Tennessee.

NOTE: MARY SMITH JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING HIS/HER INTEREST, MARITAL OR OTHERWISE, IN THE ABOVE DESCRIBED PROPERTY.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Istrument No. 20000103-0000455, Register's Office for Davidson County, Tennessee;
- Subject to all matters shown on the Boundary Plat of record in Plat Book 7900, Page 705, Register's Office for Davidson County, Tennessee;
- Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Book 9236, Page 504, Book 9435, Page 493 and Book 9677, Page 675,Register's Office for Davidson County, Tennessee;
- By Laws of record in Book 9668, Page 899, Register's Office for Davidson County, Tennessee;
- Conveyance of Open Space to HOA of record in Instrument No. 20000329-0031447, Register's Office for Davidson County, Tennessee;
- Charter of HOA of record in Book 9668, Page 894, Register's Office for Davidson County, Tennessee;
- Easement for Public Utilities of record in Book 9443, Page 960, Register's Office for Davidson County, Tennessee;
- Easement for Water Line of record in Book 9306, Page 279, Register's Office for Davidson County, Tennessee;
- Subject to rights of others in and to the common areas and/or elements;
- County of Davidson taxes for the year 2017 and thereafter, not yet due and payable;

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1412 Trace Ridge Lane, Nashville, Tennessee 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 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.

Witness my/our hand(s) this the 20th DAY OF MARCH, 2017.

Garrett Smith

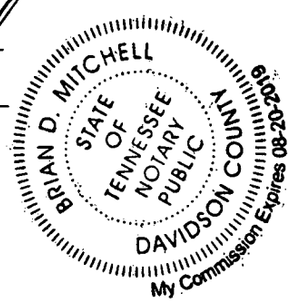
Mary Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GARRETT SMITH AND MARY SMITH, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of March, 2017.

Notary Public
My Commission Expires: _____
(SEAL)



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