Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of April, 2017

Notary Public
Commission Expires: 9-4-18

COUNTY OF DAVIDSON * SUSAN L HEINRICH * STATE OF TENNESSEE NOTARY PUBLIC

Address of New Owner	Send Tax Bills To:	Map & Parcel
Ayele T. Balcha 3001 Hamilton Church Road #130 Antioch, TN 37013	NEW OWNER	163-04-0A-130.00-CO

BILL GARRETT, Davidson County
Trans:T20170031079 DEEDWARR
Recvd: 04/13/17 08:42 2 pgs
Fees:13.00 Taxes:584.60
20170413-0036005

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

Donna G. Davis, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ayele T. Balcha, a single 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:

Land in Davidson County, Tennessee, being Unit No.130 on the Plan of Hamilton Crossings Townhomes, a Planned Unit Development of record in Plat Instrument No. 20040212-0016945, as amended in Instrument No. 20050701-0075731, 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 Donna G. Davis, unmarried by Warranty deed from R.J. York Homes, LLC of record in Instrument No. 20060201-0012473 Register's Office for Davidson County, Tennessee, dated January 27, 2006 and recorded on February 01, 2006. (Value of consideration shown in aforementioned deed $124,900.00.) Being also known as 3001 Hamilton Church Road #130 Antioch, Tennessee 37013.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3001 Hamilton Church Road #130, Antioch, TN 37013.

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 so 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. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 10th day of April, 2017.

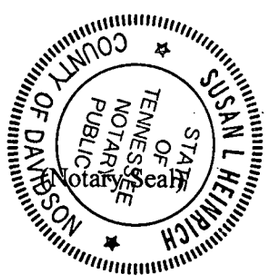
Donna G. Davis

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Donna G. Davis** 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 at _____, Tennessee this 10th day of April, 2017.

Notary Public
My Commission Expires: 9-10-18



(Notary Seal)