AFTER RECORDING RETURN TO:
Limestone Title & Escrow, LLC
3173 S Church St
Murfreesboro, TN 37127

RECORD ~~AND RETURN TO~~:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN178733

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170031399 DEEDWARR
Recvd: 04/13/17 14:53 2 pgs
Fees: 13.00 Taxes: 895.40
20170413-0036395

KRISTEN RADCLIFFE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of April, 2017.

NOTARY PUBLIC

My commission expires: 7-6-2020

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Teshome Tulu and Miraf Jenbru 1104 Blairfield Drive Antioch, TN 37013	Same address as new owner	174 11 0A 068.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Forty Two Thousand and 00/100 Dollars ($242,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JULIE C. TEAGUE, MARRIED,** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **TESHOME TULU AND MIRAF JENBRU, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 167 on the Plan of Cane Ridge Farms, Section One, Phase Two of record in Instrument Number 20010404-0032708, 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 Julie C. Teague, unmarried, by Warranty Deed from Kenneth Corwin and wife, Tracy Corwin, dated 11/4/2011, recorded 11/23/2011, of record in Instrument Number 20111123-0091819, in the Register's Office for Davidson County, Tennessee. The said Julie C. Teague having since married to Jennifer E. Ruckman. Grantor's spouse joins in this conveyance to convey any marital interest that she may have in said property.

The address of the herein described property is believed to be 1104 Blairfield Dr., Antioch, TN 37013, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 7th day of April, 2017.

JULIE C. TEAGUE

JENNIFER E. RUCKMAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Julie C. Teague and Jennifer E. Ruckman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 7th day of April, 2017.

Notary Public

David Webber
Printed Notary Name

My commission expires: 10/2/18

