THIS INSTRUMENT PREPARED BY:

James L. Grillot

900 S. Gay Street, 4th Floor

Knoxville, TN 37902

AFTER RECORDING RETURN TO:

BILL GARRETT, Davidson County
Trans:T20170032839 DEEDWARR
Recvd: 04/19/17 10:17 2 pgs
Fees:13.00 Taxes:882.45
20170419-0038196

Grantee:
Abdirahman Mohamed Oday and
Ken Mahamud Hirsi
1504 Grovesnor Court
Antioch, TN 37013

Send Tax Bills To:
New Owner

Map & Parcel No.:
149030A02400CO

WARRANTY DEED

THIS INDENTURE, made and entered into this 17th **day of** April, 2017, by and between **Bronica A. Amon, unmarried, and Sarah Gai a/k/a Sarah Tor Dak, married,** party of the first part, and **Abdirahman Mohamed Oday and Ken Mahamud Hirsi, husband and wife,** party of the second part,

WITNESSETH: That for and in consideration of **TWO HUNDRED ~~FIFTY~~ THOUSAND AND 00/100 DOLLARS (~~$250,000.00~~)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 101 on the plan of Section Two, Chelsea Village Addition, of record in Plat Book 7900, Page 903, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Bronica A. Amon, married, and Sarah Gai, a single person, from Dak K. Chul, by Quitclaim Deed dated February 21, 2008, of record in Instrument Number 20080307-0023157, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

BY EXECUTION HEREOF, GRANTOR SARAH GAI A/K/A SARAH TOR DAK MAKES OATH AND AFFIDAVIT THAT THE PROPERTY DESCRIBED HEREIN IS NOT THE PRINCIPAL PLACE OF RESIDENCE FOR HERSELF, HER SPOUSE, AND/OR ANY OF HER DEPENDENTS.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM INFORMATION PROVIDED.

And the said party of the first part does hereby covenant with the said party of the second part that party of the first part is lawfully seized in fee of the aforedescribed real estate; that party of the first part has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto the party of the first part will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Bronica A. Amon

Sarah Gai a/k/a Sarah Tor Dak

STATE OF TENNESSEE, COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and State, **Bronica A. Amon and Sarah Gai a/k/a Sarah Tor Dak,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, at office this 17th day of April, 2017.

Notary Public

My commission expires: 10/7/2019

BARBARA LUCCIOLA COKLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE, 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 or value of the property transferred, whichever is greater, is ~~$250,000.00~~ 238,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this 17th day of April, 2017.

Notary Public

My commission expires: _____

PROPERTY ADDRESS:
1504 Grovesnor Court
Antioch, TN 37013

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018