This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

BILL GARRETT, Davidson County
Trans:T20170033015 DEEDWARR
Recvd: 04/19/17 14:08 2 pgs
Fees:13.00 Taxes:662.30
20170419-0038411

WARRANTY DEED

THIS INDENTURE made and entered into this 18th day of April, 2017, by and between Fred Rose, unmarried, party of the first part, and Yitagesu Bogale, a single man, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 278, NASHBORO VILLAGE AT FAIRWAY POINTE, TRACT 21, PHASE TWO, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4660, PAGE 159 (ERRONEOUSLY REFERRED TO AS BOOK 4660, PAGES 149, 150 AND 151 IN PRIOR DEED) AND AS SHOWN ON THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AT INSTRUMENT NO. 20050222-0018814, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

Being all or part of the same property conveyed to Fred Rose by virtue of that certain Warranty Deed dated June 17, 2013, and being of record at Instrument No. 20130624-0064726 in the Register's Office of Davidson County, Tennessee.

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), his/her heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable, Subject to Restrictions and Easements of record with Davidson County Register of Deed's Office, Tennessee; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her heirs and assigns, against the lawful claims of all persons whomsoever.

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

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

Fred Rose by Nikki Cunningham Attorney in Fact
Fred Rose by Nikki Cunningham, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of April, 2017, before me personally appeared Nikki Cunningham, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Fred Rose, and who acknowledged that he executed the same as the free act and deed of Fred Rose.

WITNESS my hand and official seal at office this 18 day of April, 2017.

Ashlee D Page
Notary Public
My Commission Expires: 9-10-2020

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Nikki Cunningham, being first duly sworn, makes oath in accordance with T.C.A. Section 34-6-105(c), that she did not have at the time of the exercise of the powers of attorney actual knowledge of the termination of the power by revocation or of the death of Fred Rose, the principal.

This 18 day of April, 2017.

Nikki Cunningham

Sworn to and subscribed before me by Nikki Cunningham this 18 day of April, 2017.

Notary Public
My Commission Expires 91018

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Property Owner & Address:	Yitagesu Bogale 2628 Nashboro Blvd Nashville, TN 37217
Tax Parcel No	135120E27800CO
Property Address:	2628 Nashboro Blvd Nashville, TN 37217
MAIL TAX BILLS TO:	Owner at Property Address
Firm File #:	20170241

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 of value of the property transferred, whichever is greater is $179,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 18 day of March, 2017.

Notary Public

My Commission Expires: 91018

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY