This Instrument Prepared By:
Adrienne-Trammell-Love, Attorney
Advance Title Services, LLC
2000 Glen Echo Road, Ste 100
Nashville, TN 37215

From Information Furnished by the Parties

MAP/GROUP/PARCEL 050110A064.00:

Davidson County DEEDWARR
Recvd: 04/24/17 08:28 3 pgs
Fees:18.00 Taxes:499.50
20170424-0039587

NAME & ADDRESS OF NEW OWNER:
Latoya R. Anderson
3028 Barbara Lynn Way
Nashville, TN 37207

SEND TAX BILLS TO:
New Owner
Renasant Bank
2001 Park Place North #650
Birmingham, AL 35203

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **MASERESHA A. YIMER AND WIFE, LEMLEM A. ZEGEYE** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **LATOYA R. ANDERSON,** an unmarried woman, "Grantee(s)", her heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING all of Lot No. 64, on the Final Plat of Timberwood, Cluster Lot Development, as shown by plat appearing of record in Instrument No. 20080211-0013669 through 20080211-0013671, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Maseresha A. Yimer and wife, Lemlem A. Zegeye, by Deed of Correction from Nashville Area Habitat for Humanity, Inc., dated May 31, 2011, appearing of record in Instrument No. 20110627-0048880, of the Register's Office of Davidson County, Tennessee. See also Special Warranty Deed dated September 29, 2010, of record in Instrument No. 20100930-0077900, of said Register's Office.

THIS CONVEYANCE IS SUBJECT TO:

Subject to all matters shown on the Plan of record in Instrument No. 20080211-0013669 through Instrument No. 20080211-0013671, Register's Office for Davidson County, Tennessee.; Stormwater Detention Agreement of record in Instrument No. 20070501-0051523, Register's Office for Davidson County, Tennessee.; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Covenants, Conditions and Restrictions of Timberwood Cluster Lot Development Subdivision of record in Instrument No. 20080211-0013672, amended in Instrument No. 20100202-0008170, further amended in Instrument No. 20100316-0019843 and amended in Instrument No. 20100910-0072176 as corrected in Instrument No. 20100929-0077630, all of the Register's Office of Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.; Quitclaim Deed for Open Space to HOA of record in Instrument No. 20140909-0082470, Register's Office for Davidson County, Tennessee.

This is improved property known as 3028 Barbara Lynn Way, Nashville, TN, 37207.

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

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real estate, and that they have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2016 real property taxes which have been paid by the Grantor(s) and prorated between the parties.

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

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 17th day of April, 2017.

Maseresha A. Yimer

Maseresha A. Yimer

Lemlem A. Zegeye

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Maseresha A. Yimer and Lemlem A. Zegeye, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 17th day of April, 2017.

NOTARY PUBLIC

My Commission Expires: 6-30-18

WILLIAMSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE COMM. EXP. 06-30-2018

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $135,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 18th day of April, 2017.

NOTARY PUBLIC

My Commission Expires:

JENNIFER CHANDLER-COLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN. 6, 2020

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Certificate of Authenticity

I, Jennifer Chandler- Cole do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler- Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:_____

MAXINE J. RUCKER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020