BILL GARRETT, Davidson County
Trans:T20170046941 DEEDWARR
Recvd: 06/02/17 12:25 2 pgs
Fees:13.00 Taxes:584.60
20170602-0055179

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

WARRANTY DEED

THIS INDENTURE made and entered into this 30th day of May, 2017, by and between Girma Dufera and Edoshe Gari, a married couple, party of the first part, and Azeb Hailu, a married woman, 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 218, Hamilton Crossing Townhomes, a Planned Unit Development, of record in Instrument NO. 20040212-0016945, Register's Office for Davidson County, Tennessee.

Being all or part of the same property conveyed to Girma Dufera and Edoshe Gari by virtue of that certain Warranty Deed dated August 5, 2016, and being of record at Instrument No. 20160808-0081922 in the amount of $140,000.00 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), her heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable, Subject to Restrictions of record in said Register of Deed's Office; 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 GRANTEE(S), 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.

5/30/17
Girma Dufera

5/30/17
Edoshe Gari

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Girma Dufera and Edoshe Gari, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of May, 2017.

Notary Public

My Commission Expires: 9-10-18

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Azeb Hailu

3001 Hamilton Church Road, Unit 218
Antioch, TN 37013

Tax Parcel No 163040A21800CO

Property Address: 3001 Hamilton Church Road, Unit 218
Antioch, TN 37013

MAIL TAX BILLS TO: Owner at Property Address

Firm File #: 20170469

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 $158,000.00 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 30th day of May, 2017.

Notary Public

My Commission Expires: 9/10/18

ASHLEE D PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY