WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $266,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of July, 2017.

Notary Public

MY COMMISSION EXPIRES: 2-22-20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mekdim K. Jemberu	CrossCountry Mortgage, Inc.	163-02-0B-015.00-CO
(NAME)	(NAME)	
156 Took Drive	6850 Miller Road	
(ADDRESS)	(ADDRESS)	Davidson County DEEDWARR Recvd: 07/26/17 09:22 3 pgs Fees:18.00 Taxes:984.20 **20170726-0075405**
Antioch, TN 37013	Brecksville, OH 44141	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Clayton Wyse and Jowanna Wyse, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Mekdim K. Jemberu, an unmarried man and Betelehem T. Seifu, an unmarried woman, joint tenants with rights of survivorship**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

All that certain parcel or tract of land lying in Davidson County, Tennessee more particularly described as follows:

Lot 15, Berkeley Hall, Phase Five, Section One of Hickory Highlands Planned Unit Development, according to survey and plat of same appearing of record in Instrument Number 20050706-0077601, as corrected by surveyor's certificate of correction in Instrument Number 20050223-0019584 of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Clayton Wyse and Jowanna Wyse by Special Warranty Deed dated 09/15/2008 from DJL Mortgage Capital, Inc of record in Instrument 200810030100937, Register's Office for Davidson County, Tennessee. Said Deed was corrected by Scrivener's Affidavit in Instrument 200810160104035, said Register's Office.

This conveyance is subject to: (1) All matters as set forth per plat at Book 6250, Page 13, Book 6900, Page 562, Instrument 200501250008851, Instrument 200502230019584, Instrument 200507060077601; (2) Restrictions of record in Book 8301, Page 745; (3) Restrictions of record in Book 10421, Page 239; (4) Easement of record in Book 2203, Page 575; (5) Easement of record in Book 4457, Page 377; (6) Easement of record in Book 7661, Page 222; (7) Easement of record in Book 7666, Page 158; (8) Easement of record in Book 1784, Page 300; (9) Easement of record in Book 1207, Page 530; (10) Right of Way Easement of record in Book 2105, Page 428; (11) Right of Way Easement of record in Book 2740, Page 188; (12) Easement of record in Book 2875, Page 299; (13) Easement of record in Book 6196, Page 135; (14) Stormwater Detention Agreement Easement of record in Book 6254, Page 487; (15) Easement of record in Book 7031, Page 51; (16) Easement of record in Book 7453, Page 445; (17) Easement of record in Book 7453, Page 460; (18) Easement of record in Book 7465, Page 739; (19)

Drainage Easement of record in Book 7465, Page 756; (20) Easement of record in Book 7466, Page 746; (21) Deed of Conveyance Easement of record in Book 7597, Page 679; (22) Easement of record in Book 7632, Page 962; (23) Easement of record in Book 7666, Page 151; (24) Easement of record in Book 7775, Page 361; (25) Easement of record in Book 8883, Page 678; (26) Easement of record in Book 10319, Page 987; (27) Stormwater Detention Agreement Easement of record in Instrument 200403030023979, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 156 Took Drive, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), their heirs and/or 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, unless otherwise herein set out; 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), their heirs and/or assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 24th day of July, 2017.

Clayton A Wyse II
Clayton Wyse

Jowanna Wyse
Jowanna Wyse

State of Tennessee
County of Williamson

Personally appeared before me Clayton Wyse and Jowanna Wyse, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 24th day of July, 2017.

Notary Public
My Commission Expires: March 18, 2019

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

TRUE COPY CERTIFICATION

I, Jill Simmons, do hereby make oath that I am a license 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.

Jill Simmons

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Sheila McCord, a notary public for this county and state, Jill Simmons who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sheila McCord

Notary Public

My commission expires: 3/19/19

