This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $243,000.00.

Affiant

Subscribed and sworn before me this the 26th day of September, 2017.

Notary Public
My commission expires: 12-1-2020

JASON R. JONES NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

Bill Garrett Davidson County
Batch# 5619 DEEDWARR
09/28/2017 11:32:41 AM 2 pgs
Fees: $13.00 Taxes: $899.10

20170928-0099376

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Girma Kerssie	U.S. Bank N.A.	151-01-0A 058.00
3417 Bridgeton Cove	4801 Frederica St	
Antioch, TN 37013	Owensboro, KY 42301	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MICHAEL LEDBETTER AND ERIN M. LEDBETTER, HUSBANK AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to GIRMA KERSSIE AND NIGIST BIRATTU, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Chatham Pointe of record in Book 6900, pages 444-447, Register's Office for said county, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael Ledbetter and wife, Erin M. Ledbetter, by deed from Charles D. Cage, unmarried, dated 08/15/2007, of record in Instrument No. 20070824-0101534, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3417 Bridgeton Cove, Antioch, TN 37013.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and 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.

mp/ed

Witness my hand this the 26th day of September, 2017.

Michael Ledbetter

Erin M. Ledbetter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michael Ledbetter and Erin M. Ledbetter, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of September, 2017.

My commission expires: 9-10-2018

Notary Public

BENJAMIN SEAMON DAVIDSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC