Bill Garrett Davidson County
Batch# 21595 DEEDWARRSP
11/02/2017 03:41:30 PM 4 pgs
Fees: $23.00 Taxes: $592.68
20171102-0112799

ARE1710-TN-3326492

SPECIAL WARRANTY DEED

DOTTY HARPER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 08-17-2019

STATE OF TN
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,184.00

Alemu Mindaga
Buyer/Purchaser

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31st DAY OF October 2017

Dotty Harper
Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)
8-17-19

THIS INSTRUMENT WAS PREPARED BY: Premium Title Services, Inc
1000 Abernathy Road NE, Suite 200, Atlanta, GA 30328

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Alemu Mindaga and Kedija Abdela 5321 Kimsaw Circle, Antioch, TN 37013	Alemu Mindaga and Kedija Abdela 5321 Kimsaw Circle Antioch, TN 37013	15010022700

FOR AND IN CONSIDERATION of the sum of One Hundred Sixty Thousand One Hundred Eighty Four Dollars and No Cents ($160,184.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by the Grantor, ARNS, Inc (herein referred to as "Grantor") has/have this day bargained and sold and, by these presents, does hereby Bargain, Sell, Transfer and Convey unto **Alemu Mindaga and Kedija Abdela, Husband and wife, tenants by the entirety,** whose address is shown above (herein referred to as "Grantee"), its heirs, successors and/or assigns, forever, the following described tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to wit:

Please see attached Exhibit "A"

THIS CONVEYANCE IS SUBJECT TO: Current years taxes which have been prorated and assumed by the Grantee (s); All restrictions of record; All easements of record; All visible easements; All matters appearing on the plan of record; All applicable government and zoning regulations.

This improved property known as: 609 Pekoe Circle, Antioch, TN 37013

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto said Grantee **Alemu Mindaga and Kedija Abdela, Husband and wife, tenants by the entirety,** his/her/their heirs and assigns, in fee simple forever.

SAID GRANTOR **ARNS, Inc** COVENANTS with the said Grantee and binds themselves, his/her/their heirs/successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee **Alemu Mindaga and Kedija Abdela, Husband and wife, tenants by the entirety**, his/her/their heirs and assigns, against the claims of all persons claiming, or to claim the same any part thereof, by, through or under the said Grantor, but against none other.

IN WITNESS WHEREOF the said **ARNS, Inc** has executed this deed this the 25 day of October, 2017.

ARNS, INC.

BY: ALTISOURCE RESIDENTIAL, L.P, ITS SOLE SHAREHOLDER
BY: _____, ATTORNEY IN FACT

NAME: Yvette D. Mallay

STATE OF GEORGIA

COUNTY OF FULTON

BEFORE ME, M. PRIEZ, (name of notary) a Notary Public of the State and County aforementioned, personally appeared Yvette D. Mallay (name of person) Attorney-in-Fact, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Altisource Residential L.P., as Attorney-in-Fact, and acknowledged that he executed the same as the free act and deed of Altisource Residential L.P., for the purpose contained herein.

WITNESS my hand and seal, this 25th day of October 2017.

M. PRIEZ NOTARY PUBLIC GWINNETT COUNTY, GEORGIA

Notary Public

My Commission Expires: Feb. 11, 2019

RETURN TO:
Alemu Mindaga and Kedija Abdela
5321 Kimsaw Circle
Antioch, TN 37013

EXHIBIT "A"

ALL THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 70 ON THE PLAN OF JAMESTOWN ESTATES, SECTION 3, AS OF RECORD IN PLAT BOOK 6900, PAGE 866, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

Being Property Conveyed by Quit Claim Deed from Christiana Trust, a Division of Wilmington Savings Fund Society, FSB, not in its Individual Capacity but as Trustee of ARLP Trust 2 to ARNS, Inc., recorded on 20171102011279 8_, as instrument _____ , Davidson County, Tennessee.

I, Lori Lancaster 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 Georgia

County of Fulton

Personally appeared before me, Richard Davidson a notary public for this county and state, Lori Lancaster 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: 2/9/18

Notary's Seal (if on paper)

RICHARD S DAVIDSON NOTARY PUBLIC GWINNETT COUNTY, GA

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).

(4) No county register shall be required to accept a document transmitted electronically.