WARRANTY DEED

1

Bill Garrett
Batch# 35448
12/08/2017 11:54:08 AM
Fees: $13.00 Taxes: $821.40

Davidson County
DEEDWARR
2 pgs

20171208-0125491

RUTHERFORD COUNTY TENNESSEE NOTARY PUBLIC STATE OF JUDITH C. JACOBS

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $222,000.00

Michael L. Jacobs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of December, 2017

Notary Public

MY COMMISSION EXPIRES: 1-20-20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Hana Tesfaye	Regions Bank dba Regions Mortgage	151-09-0B/201.00
(NAME)	(NAME)	
5520 Dory Drive	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Dawit Ghebremedhin and Selamawit Weldegiorgs, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Hana Tesfaye and Benyam B. Yosef, wife and husband,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Lot 203, Plan of Lakeside Cove at Percy Priest, Phase 4, of record in instrument No. 20070607-0068360 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Dawit Ghebremedhin and wife, Selamawit Weldegiorge by Special Warranty Deed from Fannie Mae aka Federal National Mortgage Association dated August 25, 2010 and filed for record September 27, 2010 as Instrument No. 20100927-0076722 in the Register's Office for Davidson County, Tennessee.

Subject to any and all matters appearing on the Plan of record in Instrument No. 20070607-0068360 in the Register's Office for Davidson County, Tennessee.

Subject to Declaration of Covenants, Conditions and Restrictions and By-Laws of record in Instrument No. 200411050133677 in the Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

The taxes have been prorated between the parties and assumed by the Grantee(s).

unimproved ☐

This is improved ☑ property, known as 5520 Dory 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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.

Witness my/our hands this 6th day of December, 2017.

Dawit Ghebremedhin

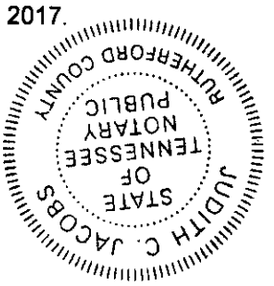
~~Salawit~~ Weldegiorgs
Selamawit

State of Tennessee
County of Davidson

Personally appeared before me Dawit Ghebremedhin and ~~Salawit~~ Selamawit Weldegiorgs, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 6th day of December, 2017.

Notary Public Judith C. Jacobs
My Commission Expires: 1-20-20



File No.: 201710019