Bill Garrett Davidson County
Batch# 35676 DEEDWARR
12/11/2017 10:25:00 AM 2 pgs
Fees: $13.00 Taxes: $1,147.00
20171211-0125824

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20170367 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$310,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 30th day of November, 2017. Notary Public My Commission Expires: _____

NICK HARRIS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON My Commission Expires April 29, 2018

WARRANTY DEED

THIS INDENTURE, made this 30th day of November, 2017, among:

MICHAEL Z. WILLIAMS GLASER AND RACHEL S. WILLIAMS GLASER, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

SAMRAWIT A AFEWORKI AND TEDROS K BARIAGABER, WIFE AND HUSBAND

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Being Unit No. 28 on the Plan of Cedar Place Community, a Planned Unit Development (with Private Elements) filed as Exhibit B to and established by the Declaration of Covenants, Conditions and Restrictions for Cedar Place Community of record in Instrument No. 20140918-0085685 as amended in Instrument No. 20141008-0093372 and corrected by Scrivener' s Affidavit in Instrument No. 20141112-01045413 and amended in Instrument No. 20150319-0023886 Register's Office for Davidson County, Tennessee reference to which is hereby made for a more complete description of said Unit.

Being the same property conveyed to Dalamar Homes, LLC, a Tennessee limited liability company by Warranty deed from Century Investment Partners Inc., a Tennessee Corporation of record in Instrument No. 20150520-0046770 Register's Office for Davidson County, Tennessee, dated May 18, 2015 and recorded on May 20, 2015. (Value of consideration shown in aforementioned deed $65,000.00.)

Being the same property conveyed to Michael Z. Williams Glaser and Rachel S. Williams Glaser, husband and wife by Special Warranty deed from Dalamar Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20160309-0022700 Register's Office for Davidson County, Tennessee, dated March 03, 2016 and recorded on March 09, 2016. (Value of consideration shown in aforementioned deed $268,640.00.) Being also known as 113 Cedar Place Bend Nashville, Tennessee 37221.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Michael Z. Williams Glaser

Rachel S. Williams Glaser

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Michael Z. Williams Glaser and Rachel S. Williams Glaser, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of November, 2017.

Notary Public
My Commission Expires:_____

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires April 29, 2018

Owner Name & Property Address:

Name: Tedros Bariagaber and Samrawit Afeworki
Address: 113 Cedar Place Bend
City, State, Zip: Nashville, TN 37221

Responsible Party For Taxes:

Name: Nationwide Title Clearing
Address: 2100 Alt 19 North
City, State, Zip: Palm Harbor, FL 34683

Tax ID: 114-15-0A-028.00-CO