Bill Garrett Davidson County
Batch# 48540 DEEDWARR
01/18/2018 08:44:30 AM 3 pgs
Fees: $18.00 Taxes: $989.75
20180118-0005100

This instrument prepared by & return to: Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 12th day of January, 2018, by and between Mekdess Tura and Zachary Thompson, wife and husband, party of the first part, and Endale Muleta and Serkalem Nuri, husband and wife, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Lot Number 85 Berkeley Hall, Phase Five, Section One, of Hickory Highlands PUD, according to survey and plat of same appearing of record in Instrument Number 20050125-0008851, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot as corrected by surveyor's certificate of correction of record in Instrument No. 20050223-0019584.

Being all or part of the same property conveyed to Mekdess Tura by virtue of that certain Special Warranty Deed dated January 25, 2010, and being of record at Instrument No. 20100301-0015359 in the Register's Office of Davidson County, Tennessee.

Zachary Thompson, spouse of Mekdess Tura joins in this conveyance to convey any and all marital rights he may have in said property.

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 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, except for year 2018 Davidson County real property taxes, being a lien not yet due and payable and subject to all easements and restrictions of record in said Register's Office; 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 assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Mekdess Tura

Zachary Thompson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Mekdess Tura and Zachary Thompson with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 12th day of January, 2018.

Notary Public

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-25-2019

My Commission Expires: 9/25/19

Property Owner & Address:	Endale Muleta and Serkalem Nuri 117 Took Drive Antioch, TN 37013
Tax Parcel No	163020B04600CO
Property Address:	117 Took Dr. Antioch, TN 37013
MAIL TAX BILLS TO:	Owner at property address

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $267,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Endale muleta
AFFIANT

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO before me this 12th day of January, 2018.

Notary Public

My Commission Expires: 9/10/19

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019