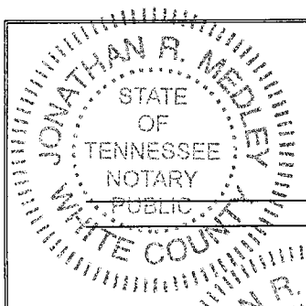




WARRANTY DEED

Bill Garrett Davidson County
Batch# 82992 DEEDWARR
04/20/2018 08:54:30 AM 3 pgs
Fees: $18.00 Taxes: $843.60
20180420-0037234

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$228,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
6th DAY OF April,2018.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 11/19/2018
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 062
Mulualem Teklemariam	New Owners	GROUP 02 0A
3273 Cain Harbor Drive		PARCEL 299.00
Nashville, Tennessee 37214	_____, ___ _____	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Cain Harbor Trust, dated the 2nd day of June 2017, W.M. Flum Trustee

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Mulualem Teklemariam, Fitsum Ayalew Teshome, husband and wife

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:

LAND in Davidson County, Tennessee, being Lot No. 264 on the Plan of RIVER TRACE ESTATES, PHASE 2, SECTION 6, of record in Instrument # 200106050058138, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Cain Harbor Trust, W. M. Flum, as Trustee by deed from Kelly L. Frady, of record in Instrument No 20170627-0064780, Register's Office for said County, dated June 2, 2017, and Recorded on June 27, 2017

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This conveyance is made subject to the following:

1) 2018 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **3273 Cain Harbor Drive, Nashville, Tennessee 37214**.

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 hand and official seal at office this 6th day of April, 2018.

Cain Harbor Trust, dated the 2nd day of June 2017

W.M. Flum as Trustee
W.M. Flum, Trustee

_____

_____

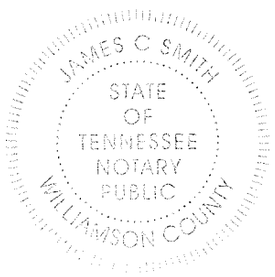
_____

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **W.M. Flum**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the trustee(s) of the **Cain Harbor Trust, dated the 2nd day of June 2017** and acknowledged that they are authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal at Brentwood, (city), Tennessee, (state), this 6th, day of April, 2018.

Notary Public
My Commission expires: March 25, 2019



PLEASE RETURN TO:
Solomon Parks Title & Escrow
8119 Isabella Lane Ste 104
Brentwood, TN 37027

Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

True Copy Certification

I, Mitchell A. Watts, 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.

Mitchell A Watts

Signature

State of Tennessee

County of Davidson

Personally appeared before me, W. Reid Solomon, a notary public for this county and state, Mitchell A. Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WRS

Notary's Signature

My Commission Expires: 5-27-19
Notary' Seal (if on paper)

