NEW OWNER:
AZEB YIFRU
101 SUMMIT RUN PLACE
HERMITAGE, TN 37076

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 18-0444

Map & Parcel
087000027.00

Space for Recorder's stamp

Bill Garrett Davidson County
Batch# 98749 **DEEDWARR**
06/01/2018 09:05:12 AM 3 pgs
Fees: $18.00 Taxes: $555.00

20180601-0052126

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Fifty Thousand and 00/100 Dollars ($150,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **PAUL E. NELSON** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **AZEB YIFRU and ESHETU YELEMWOSSEN, wife and husband,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in the **4th** Civil District of **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in the 4th Civil District of DAVIDSON County, Tennessee, and being part of Lot No. 8 on the Plan of Moses T. Brooks, deceased, as of record in Minute Book "H", Page 690, in the County Court for said County, and described according to a survey made by Hickerson and Miller, Engineers, dated November 5, 1957, as follows:

BEGINNING on the westerly margin of New Hope Road, as now located, at an iron pin in the southerly line of the property conveyed to J. W. Jenkins and wife by deed from Mrs. Ruby Lane Hayes, as of record in Book 1540, Page 35, Register's Office for said County; thence with said Jenkins southerly line and along the fence W. 265.5 feet to an iron pin; thence S. 4 deg. 15 min. E., and partly along a fence 79 feet to an iron pin; thence west and partly along a fence 111.9 feet to an iron pin at the NE corner of the property conveyed to Buford N. Smith and wife by deed from Mrs. Buby Lane Hayes of record in Book 2158, Page 458, and by Deed of Correction in Book 2274, Page 319, said Register's Office; thence with said Smith's easterly line and along a fence southwardly 108 feet, being

Johnson property; thence with said line S. 3 deg. 30 min. W., and along a fence 91 feet to a fence post, being the NW corner of the property conveyed to Thornton McNish and wife by deed from Hrs. Stacy Jackson, as of record in Book 1323, Page 303, said Register's office; thence with said McNish's northerly line and along a fence line east 720.5 feet, more or less to an iron pin in the westerly margin of New Hope Road; thence with the margin of same northwardly 290 feet to the beginning, and containing 3 acres, more or less.

Being the same property conveyed to PAUL E. NELSON by Quitclaim Deed from Mary Loraine Nelson, Stacey Nelson Dotson and Thomas Jefferson Nelson, III, dated June 29, 2015, and of record in Instrument No. 20150729-0074771, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS UNIMPROVED PROPERTY which has the address of **6138 N. NEW HOPE ROAD, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 29th day of May, 2018.

Paul E. Nelson

PAUL E. NELSON

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **PAUL E. NELSON,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of May, 2018.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-26-2018

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The actual consideration or value, whichever is greater, for this transfer is **$150,000.00.**

AFFIANT

Sworn to and subscribed to before me this 29th day of May, 2018.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-26-2018