QUITCLAIM DEED	State of Tennessee County of Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS -0- Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 day of June, 2018 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
Diriba E. Tura	Regions Mtg	135-14-OA-263.00
(NAME)	(NAME)	
1053 Blue Mountain Lane	2050 Corporate Dr.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Birmingham AL 35020	
(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 Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Tesfaye Kabede, hereinafter called the Grantor(s), have quitclaimed unto **Diriba E. Tura and Lidia H. Omar,** hereinafter called the Grantee(s), their 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 263 Pinnacle Point Subdivision, Phase Five, as shown on plat of record in Plat book 8250, page 842, amended in Book 11114, page 958 and Book 11408, page 966 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Diriba Tura and wife, Lidia Omar, a 50% undivided interest and Tesfaye Kabede a 50% undivided interest by Quitclaim Deed from Diriba Tura and Tesfaye Kabede dated February 4, 2013 and filed for record February 13, 2013 as Instrument NO. 20130213-0014627 in the Register's Office for Davidson County, Tennessee.

Subject to any and all matters appearing on the Plan of record in Plat Book 8250, page 842, Register's Office for Davidson County, Tennessee and the Surveyors Certificate of Correction of record in Book 11114, page 958 and book 11408, page 966, Register's Office for Davidson County, Tennessee.

Subject to Restrictive Covenants of record in Book 6405, page 169, book 7032, page 733, amendments in Book 7065, page 959, book 7067, page 739, Book 10097, page 390, Instrument No. 20010504-0046047 and Instrument No. 20010504-0046048, Register's Office for Rutherford County, Tennessee.

Subject to an Easement to South Central Bell Telephone Co as shown of record in Book 6803, page 287, Register's Office for Davidson County, Tennessee.

Subject to Sanitary Sewer Easement of record in Book 6825, page 683, Register's Office for Davidson County, Tennessee.

Subject to Deed of Conveyance for Easement to Metropolitan government of Nashville of record in book 7097, page 158 and Book 11201, pages 733 & 757, Register's Office for Davidson County, Tennessee.

Subject to Storm Water Detention Agreement of record in Book 10752, page 463, Register's Office for Davidson County, Tennessee.

Subject to Quitclaim to the Pinnacle Point Homeowner's Association of record in Book 7032, page 730, Register's Office for Davidson County, Tennessee.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS

Bill Garrett Davidson County
Batch# 102442 **DEEDQC**
06/08/2018 12:39:34 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20180608-0055286

INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1053 Blue Mountain Lane, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hands this 7th day of May, 2018.

Tesfaye Kabede

State of Tennessee
County of Washington

Personally appeared before me Tesfaye Kabede , with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 7th day of May 2018.

Notary Public
My Commission Expires:

My Commission Expires
July 28, 2020

MICHELE L MOSIER
STATE OF TENNESSEE NOTARY PUBLIC
WASHINGTON COUNTY

RETURN TO:
Lighthouse Title and Escrow
301 S. Perimeter Park Drive, Suite 125
Nashville, TN 37211

File No.: 201801021