Name and Address of New Owner:
Minale Teshegar and Addis Melkie
1128 Streamdale Pt E
Antioch, TN 37013

Send Tax Statements To:
owner at property address

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: NR-18060786

Map and Parcel: 173 08 0A 022.00 CO.

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Darren J. Bowers and wife, Heidi Bowers**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Minale S Teshager, a single man, and Addis Melkie, a single woman, tenants in common with rights of survivorship**, 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. 73 on the Plan of Deer Valley, Section One, a Cluster Lot Development, a Planned Unit Development, of record in Instrument No. 20030205-0016206, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Darren J. Bowers and wife, Heidi Bowers, by Quitclaim Deed filed for record on April 26, 2018 in Instrument Number 20180426-0039341, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following Covenants, Conditions and Restrictions of Deer Valley of record in Instrument Number 20021212-0153693, Registers Office for Davidson County, Tennessee; All matters as set forth per Instrument Number 20030205-0016206; HOA Charter of record in Instrument Number 20021212-0153692 and Instrument Number 20070807-0093758; Quitclaim Deed to HOA for Common Area of record in Instrument Number 20040224-0020945; Stormwater Detention Agreement of record in Instrument Number 20010503-0045314 and Instrument Number 20020627-0077608, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument Number 20001205-0119205, said Register's Office.

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.

This is improved property known as: 1128 Streamdale Pt E, Antioch, TN 37013

Bill Garrett Davidson County
Batch# 118098 DEEDWARR
07/18/2018 02:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20180718-0070151

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 assigns, 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 our hand this 17th day of July, 2018.

Darren J. Bowers

Heidi Bowers

State of Tennessee

County of ~~Rutherford~~ Williamson

Personally appeared before me, Darren J. Bowers and Heidi Bowers with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 17th of July, 2018.

STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public
My Commission Expires: 12/18/21

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $290,000.00.

Affiant Signature

Subscribed and sworn to before me, this 17th day of July, 2018.

MEMORIE WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 7-5-2021

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