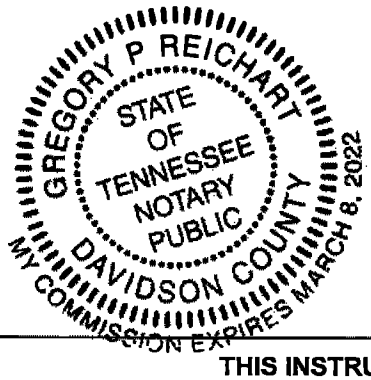
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $297,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OFSEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 3-8-2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Seife K. Gashaw	Land Home Financial Svcs	151090A07900CO
(NAME) 6645 Ascot Drive	(NAME) 1355 Willow Way Suite 250	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Concord CA 94520	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **Andrew Vilailack and Andrea W. Vilailack, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Seife K. Gashaw and Dinkinesh T. Tenfa, wife and husband**, 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 all of Lot No. 79 on the Plan of Final Plat of Long Hunter Chase, a Residential Planned Unit Development, Phase 1, Section II, of record in Plat Book 9700, Page 638, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Andrew Vilailack and Andrea W. Vilailack, husband and wife by Warranty Deed from Barry Construction Company, dated October 26, 1999 and recorded October 28, 1999 of record in Book 11720, Page 526, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters as set forth per Plat Book 7900, Page 595, Plat Book 9700, Page 638; (2) Declaration of Covenants, Conditions, Restrictions and By-laws of record in Book 9430, Page 251, Book 9534, Page 938, Book 0534, Page 942; (3) Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 8197, Page 288; (4) Deeds of Conveyance of record in Book 9988, Page 793 and Book 9988, Page 821; (5) Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 10796, Page 619; (6) Charter of the Homeowners Association of record in Book 9433, Page 953; (7) Quitclaim Deed to the Homeowner's Association of record in Instrument 200308200120927, Register's Office for Davidson County, Tennessee.

Karen Y Johnson Davidson County
Batch# 137579 DEEDWARR
09/06/2018 12:01:30 PM 2 pgs
Fees: $13.00 Taxes: $1,100.38
20180906-0088352

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 ☒ 6645 Ascot Drive, Antioch, TN 37013

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

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), his/her/their 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, 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 GRANTEE(S), their 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 hands this 4th day of September, 2018.

Andrew Vilailack by Connie Palmer Gilbert, his attorney in fact

Andrew Vilailack by Connie Palmer Gilbert
Attorney in Fact

Andrea W Vilailack by Connie Palmer Gilbert, her attorney in fact

Andrea W. Vilailack by Connie Palmer Gilbert
Attorney in Fact

State of Tennessee
County of Davidson

On this 4th day of September, 2018, before me, the undersigned Notary Public in and for the County and State aforementioned, personally appeared Connie Palmer Gilbert, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Andrew Vilailack and Andrea W. Vilailack, and is authorized by them, and does hereby acknowledge the execution of this instrument on their behalf, by virtue of an instrument of record in Instrument No. _201809060088350 the Register's Office for Davidson County, Tennessee.

201809060088351

Witness my hand and Official seal this 4th day of September, 2018.

Notary Public:

My Commission Expires: 7/9/2022

JILL GOODE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

True Copy Certification

I, Penny Y. Ray, 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.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File No.: 257772
Warranty Deed TN