THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 180817505

Karen Y Johnson Davidson County
Batch# 147491 DEEDWARR
10/01/2018 03:43:12 PM 2 pgs
Fees: $13.00 Taxes: $1,032.30

20181001-0097368

HUDSON LEWIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JANUARY 19, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $279,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of September, 2018.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Tesfaye Kebede and Abreham Shiferaw 116 Took Drive Nashville TN 37013	New Owner	Tax Parcel ID No. 163-02-0B-005.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Tanesha A. Wallace and Cory F. Wallace, wife and husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Abreham Shiferaw, a single man and Tesfaye Kebede, a married man, as joint tenants with right of survivorship**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, Being Lot No. 5 on the Plan of First Amendment, Berkeley Hall, Phase Five, Section One, of Hickory Highlands, P.U.D., as shown by Plat appearing of record in Instrument No. 20050706-0077601 and corrected by surveyor's certificate of correction of record in Instrument No. 20050725-086047 and Instrument No. 20050725-0086048 and Amended by Ratification, Dedication and Adoption of plat of record as Instrument 20050923-0114416, Register's Office for Davidson County, Tennessee, to which plat Reference is hereby made for a more complete and details of Said Lots.

Being the same property conveyed to Tanesha A. Wallace and Cory F. Wallace, wife and husband by Warranty deed from Samuel Dunson, Jr and wife Melanie Dunson of record in Instrument No. 20150513-0043766 Register's Office for Davidson County, Tennessee, dated May 09, 2015 and recorded on May 13, 2015.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2018, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 6900, Page (s) 561 and 562, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of record as Instrument Number 20050706-0077601, as corrected by Surveyor's Certificates of Correction of record in Instrument No. 20050725-0086047 and in Instrument No. 20050725-0086048, and as amended by Ratification, Dedication and Adoption of Plat of record in Instrument No. 20050923-0114416, Register's Office of Davidson County, Tennessee.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20061031-0135165, amended in Instrument No. 20070509-0055919 and Instrument No. 20140520-0043176, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the

covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
By-Laws of , Inc. of record in Instrument Number 20061127-0146201, amended in Instrument No. 200707050079992, in the Register's Office for Davidson, County, Tennessee.
Charter of Homeowner Association of record in Instrument Number 20061127-0146331, in the Register's Office for Davidson County, Tennessee.
Deed of common areas to HOA of record in Instrument Number 20090623-0058289, in the Register's Office for Davidson County, Tennessee.
Sewer and drainage easement of record in Book 7031, Page 51, Book 7453, page 445 & 460, in the Register's Office for Davidson County, Tennessee.
Easement to A T & T of record in Book 1207, Page 530, in the Register's Office for Davidson County, Tennessee.
Anchor easement of record in Book 10319, Page 987, in the Register's Office for Davidson County, Tennessee.
Right of way and easement of record in Book 1784, Page 300, Book 2105, page 428 and Book 2905, page 439, in the Register's Office for Davidson County, Tennessee.
Storm water detention agreement of record in Instrument Number 20020303-0023979 AND 20040303-0023979, in the Register's Office for Davidson County, Tennessee.
Easement to Comcast of Nashville of record in Instrument Number 20090721-0068096, in the Register's Office for Davidson County, Tennessee.
Easement of record in Instrument Number 20061117-0143185, in the Register's Office for Davidson County, Tennessee.
Deed of Conveyance to Metropolitan Government of Nashville of record in Book 7597, Page 679, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 116 Took Drive Nashville TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 28th day of September, 2018.

Tanesha A. Wallace

Cory F. Wallace

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Tanesha A. Wallace and Cory F. Wallace, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of September, 2018.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MARCH 13, 2022