Karen Y Johnson Davidson County
Batch# 155725 DEEDWARR
11/01/2018 10:55:30 AM 2 pgs
Fees: $13.00 Taxes: $351.50
20181101-0108213

THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 18-1561
Parcel ID: 163-11-0A-001.00

Property Address:
200 Hickory Forge Drive, Antioch, TN 37013

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:
US BANK HOME MORTGAGE
2300 Wall Street, Ste A
Cincinnati, OH 45212

Grantee's Name, Address:
ZELALEM A. ABEBA
200 Hickory Forge Drive
Antioch, TN 37013

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, We, **STEPHEN JOSEPH LEWIS and wife, BETTY LEWIS,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **ZELALEM A. ABEBA, and MANTEGBOSH B. ABOYE, husband and wife**, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Third Revision, Section Two, Bell Forge Village, of record in Book 6900, page 250, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to STEPHEN JOSEPH LEWIS and BETTY LEWIS, husband and wife by Deed dated March 27, 2015 from JILL MCBEE AND MELINDA CERVANTEZ, Co-Executrices and Devisees under the Will of Verna Weaver Thompson, recorded April 1, 2015, in Instrument Number 20150401-0028356, in the Official Records of Davidson County, Tennessee.

This is property known as 200 Hickory Forge Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND WE DO COVENANT with said Grantee, his heirs, and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2019 Davidson County property taxes are a lien but are not yet due and payable.
2. All matters on the Plan of record in Plat Book 5200, page 499, Plat Book 5200, page 515, Plat Book 5200, page 695, and Plat Book 6900, page 250, Register's Office for Davidson County, Tennessee.
3. Storm Water Detention Agreement as contained in Book 6531, page 321, Register's Office for Davidson County, Tennessee.
4. Sewer Line, Public Utility and Drainage Easement as contained in Book 6859, page 672, Register's Office for Davidson County, Tennessee.

5. By-Laws of record in Book 6306, page 644, Register's Office for Davidson County, Tennessee.

6. Declaration of Covenants, Conditions and Restrictions of record in Book 6040, page 538, Book 6651, page 207 and Instrument No. 20061229-0160925, Register's Office for Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this 31st day of October, 2018.

STEPHEN JOSEPH LEWIS

BETTY LEWIS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **STEPHEN JOSEPH LEWIS and BETTY LEWIS**, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 31st day of October, 2018.

Notary Public

My Commission Expires: 2-18-19

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of **$95,000.00.**

Affiant

SWORN TO and subscribed before me on this 31st day of October, 2018.

Notary Public

My Commission Expires: 2-18-19