**Prepared by:**
**Realty Title & Escrow Company, Inc.**
**5111 Maryland Way, Suite 101**
**Brentwood, TN 37027**

**STATE OF TENNESSEE**
**COUNTY OF ~~WILLIAMSON~~ DAVIDSON**
**The actual consideration or value, whichever is greater, for this transfer is $298,900.00.**

Karen Y Johnson Davidson County
Batch# 155988 **DEEDWARR**
11/02/2018 08:10:23 AM 2 pgs
Fees: $13.00 Taxes: $1,105.93
20181102-0108585

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**Affiant**

**Subscribed and sworn to before me, this 26nd day of October, 2018.**

**Notary Public**
**My commission expires:** 07/06/20

**02-1809-50482**

| **Address of New Owner:** | **Send Tax Bills to:** | **Tax Information:** |
|---|---|---|
| Bereket Dereje Ketema<br>874 Daybreak Drive<br>TN 37013 | Bereket Dereje Ketema<br>874 Daybreak Drive<br>Cane Ridge, TN 37013 | 174-13-0-A-139.00 CO |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Selena L. Mason, unmarried, and Tony Stover, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Bereket Dereje Ketema**, a Single man hereinafter called the Grantees, their successors 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. 139, on the Plan of Phase Four, Sunset Hills, RS-10 Subdivision - Cluster Lot Option, of record in Instrument No. 20150211-0012821, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Selena L. Mason, unmarried and Tony Stover, unmarried by deed from Lifestyle Home Builders, Inc., a Tennessee corporation, dated August 24, 2015, recorded August 25, 2015, of record in Instrument No. 20150825-0085468, as corrected by Scrivener's Affidavit of record in Instrument No. 20150909-0091577, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 874 Daybreak Drive, TN 37013.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-RA-18-874

WITNESS my hand this 26nd day of October, 2018.

Selena L. Mason

Tony Stover

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Selena L. Mason and Tony Stover**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 26nd day of October, 2018.

Julie Dyess
Notary Public

My Commission expires:

JULIE DYESS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY
My Commission Expires 08-11-2020