Karen Y Johnson Davidson County
Batch# 161870 DEEDWARR
11/16/2018 10:48:18 AM 2 pgs
Fees: $13.00 Taxes: $902.80
20181116-0113024

WARRANTY DEED

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $244,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 14TH DAY OF NOVEMBER, 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES 12/15/21

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 18-5233B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank, please use the address of the new owner	MAP-PARCEL
Amanuel G. Gebrekristos and Hanna W. Mekonnen	Ameris Bank ISAOA/ATIMA	150-11-0-322.00
3525 Lake Towne Drive	1800 Parkway Place, 820	
Antioch, TN 37013	Marietta, GA 30067	

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,

LESLIE L. FLOWERS, UNMARRIED

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

AMANUEL G. GEBREKRISTOS AND HANNA W. MEKONNEN, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEE(S), 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. 142 on the Plan of Lake Town Park, Section Seven of record in Plat Book 7900, Page 402, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robert A. Flowers and wife, Leslie L. Flowers by Warranty deed from Wendy D. George, unmarried of record in Book 9341, page 967, Register's Office for Davidson County, Tennessee, dated May 09, 1994 and recorded on May 11, 1994. Robert A. Flowers having since passed on January 29, 2003.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2019 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 3525 Lake Towne Drive, Antioch, 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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 my hand on the 14th day of November, 2018.

Leslie L. Flowers

Leslie L. Flowers

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, LESLIE L. FLOWERS, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 14th day of November, 2018.

Notary Public

My Commission Expires: 10/11/21

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 18-5233B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027