PLEASE RETURN TO:
WARRANTY TITLE INSURANCE CO
120 ANDERSON LANE
HENDERSONVILLE, TN 37075

RECORD AND ~~RETURN TO:~~
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1811158

Karen Y Johnson Davidson County
Batch# 175193 DEEDWARR
12/18/2018 10:34:16 AM 2 pgs
Fees: $13.00 Taxes: $1,221.00
20181218-0122834

ANN ELISE WALSTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Lori Dunning
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of December, 2018.

A Walston
NOTARY PUBLIC

My commission expires: 3-2-2018

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fasil Bariagabr and Yoseph Abraha 265 Rural Hill Road Antioch, TN 37013	The Mortgage Firm 921 Douglas Ave #200 Altamonte Springs, FL 32712	149 00 0 214.00

FOR AND IN CONSIDERATION of the sum of Three Hundred Thirty Thousand and 00/100 Dollars ($330,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MATTHEW SULLIVAN, UNMARRIED**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **FASIL BARIAGABER, A MARRIED MAN AND YOSEPH ABRAHA, A SINGLE MAN**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in the 2nd Civil District of Davidson County, Tennessee, described according to a survey made by C. Michael Moran, RLC #970, dated 07/20/1998 and updated 03/28/2001 as follows:

Beginning at a point in the westerly margin of Rural Hill Road at a common corner of property herein conveyed to Phillip H. Prince Property; thence north 85 deg. 49'22"west 734.37 feet to an iron pin; thence south 3 deg. 10' 43"west 174.90 feet to an iron pin; thence north 85 deg. 50'54"west 744.73 feet to an iron pin; thence south 2 deg. 55'08" west 174.58 feet with the westerly margin of Rural Hill Road to the point of beginning.

Being that same property conveyed to Matthew Sullivan by Warranty Deed from William Lee Byrd, Jr. and Barbara Lynn Byrd, husband and wife, dated March 17, 2017 and recorded at Instrument No. 20170320-0026686, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2018 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 14th day of December, 2018.

MATTHEW SULLIVAN

STATE OF ~~TENNESSEE~~ AZ VIRGINIA
COUNTY OF ~~DAVIDSON~~ AZ LOUDOUN

Personally appeared before me, a Notary Public, Matthew Sullivan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 14th day of December, 2018.

ANISUR RAHMAN
Notary Public
Commonwealth of Virginia
Registration No. 7663555
My Commission Expires Oct 31, 2019

Notary Public

ANISUR RAHMAN
Printed Notary Name

My commission expires: 10-31-2019