This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

Karen Y Johnson Davidson County
Batch# 183113 DEEDWARR
01/11/2019 12:23:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20190111-0003148

ADDRESS NEW OWNER:
Getachew Haile
5044 Singing Hills Drive
Antioch, TN 37013

SEND TAX BILL TO:
CMG Mortgage Inc.

MAP/PARCEL 176-01-0A-002.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Cheryl Riley and Howard L. Riley, wife and husband, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Getachew Haile, an unmarried woman, hereafter called the GRANTEE,** her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of The Estates of Hickory Woods of record in Plat at Instrument No. 20010412-0036163, 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 Cheryl Riley and Howard L. Riley, wife and husband by Warranty deed from Clark and Huddleston Properties, LLC of record in Instrument No. 20161020-0111061 Register's Office for Davidson County, Tennessee, dated October 14, 2016 and recorded on October 20, 2016.

This is improved property known as: **5044 Singing Hills Drive, Antioch, Tennessee 37013.**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE his heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 9th day of January, 2019.

WITNESS MY HAND on this the 9th day of January, 2019

Cheryl Riley

Cheryl Riley

Howard L Riley

Howard L. Riley

STATE OF ~~TENNESSEE~~ Arkansas
COUNTY OF ~~Davidson~~ Saline

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Cheryl Riley and Howard L. Riley,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 9th day of January, 2019.

JEFFREY CORLEY
MY COMMISSION # 12402852
EXPIRES: February 10, 2025
Saline County

NOTARY PUBLIC

My Commission Expires: 2/10/25

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $250,000.00.

~~AFFIANT~~

Subscribed and sworn to before me this the 9th day of January, 2019.

NOTARY PUBLIC

My Commission Expires: 7.5 2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No: 180929

Certificate of Authenticity

I, ASHLEE D PAGE, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019