NEW OWNER:
ASHENAFI WOLDESEMAIT
1804 RIVERBIRCH LANE
HERMITAGE, TN 37076

SEND TAX BILLS TO:
New owner at property address

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 19-0509

Map & Parcel No.: 097020A67600CO

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 232221 DEEDWARR
05/20/2019 12:54:30 PM 3 pgs
Fees: $18.00 Taxes: $858.40
20190520-0047361

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Thirty-Two Thousand and 00/100 Dollars ($232,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **HANNAH E. CLEMENTS and JOSHUA D. CLEMENTS, wife and husband,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **ASHENAFI M. WOLDESEMAIT and LIDET BOGALLE, husband and wife, as joint tenants,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 676 on the Final Plat of Villages of Riverwood, Section One, Phase 7, of record in Instrument No. 20170426-0040821, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to HANNAH E. CLEMENTS and JOSHUA D. CLEMENTS, wife and husband by Warranty Deed from Beazer Homes, LLC, a Delaware limited liability company, successor in interest to Beazer Homes Corp., a Tennessee corporation, dated September 29, 2017, and of record in Instrument No. 20171004-0101758, Register's Office for DAVIDSON County, Tennessee.

THIS IS IMPROVED PROPERTY which has the address of **1804 RIVERBIRCH LANE, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20170426-0040821, and any and all restrictions, existing roadways, easements and rights-of-way of record. Declaration of Covenants, Conditions and Restrictions of record in Instrument Nos. 20080408-0035557, 20140416-00031645, 20140416-0031646, 20140424-0034613, 20140424-0034614, 20140424-0034615, 20140424-0034616, 20140424-0034617, 20140424-0034618, 20150812-0080705, 20170621-0062258, 20170906-0091483 and 20180502-0041808, in the said Register's Office. Easement included, but not limited to, 20081209-0118828. Restrictive covenants included, but not limited to, Instrument No. 20170623-0063649. Quitclaim Deed to Homeowner's Association, of record in Instrument No. 20170621-0062257.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 17th day of May, 2019.

HANNAH E. CLEMENTS

JOSHUA D. CLEMENTS

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **HANNAH E. CLEMENTS and JOSHUA D. CLEMENTS,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 17th day of May, 2019.

NOTARY PUBLIC

My commission expires: MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-18-2022

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The actual consideration or value, whichever is greater, for this transfer is **$232,000.00** .

AFFIANT

Sworn to and subscribed to before me this 17th day of May, 2019.

NOTARY PUBLIC

My commission expires: 9/25/19 VENIKKIA BRANCH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

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.

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