WARRANTY DEED

Karen Johnson Davidson County
Batch# 236883 DEEDWARR
05/31/2019 09:35:09 AM 2 pgs
Fees: $13.00 Taxes: $994.96

20190531-0051715

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $268,908.00.

Grantee

Subscribed and sworn to before me this 30th day of May, 2019

Notary Public
My Commission expires: 3/31/20
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Ermias Degefa	Ermias Degefa	136-10-0-079.00
5160 W. Oak Highland Dr.	5160 W. Oak Highland Dr.	
Antioch, TN 37013	Antioch, TN 37013	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Robert F. Clendening Jr. and Linda R. Clendening, husband and wife**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Ermias Degefa and Emebet Sahle, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 437 on the plan of Priest Lake Park, Section 7-A, of record in Book 5200, pages 107, 108 and 109, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Robert E. Clendening, Jr. and wife, Linda R. Clendening, by deed from Eric D. Randa and wife, Stephanie A. Randa, on June 17, 1996, of record in Book 10091, page 606, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 5200, page 107, 108 and 109, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 5456, page 509; Book 5499, page 879; and Book 5960, page 868, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 6007, page 827, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3416 Meadowlake Terrace SE, Nashville, TN 37217**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this May 30, 2019.

Robert F. Clendening Jr. by Karen Dorroll as attorney in fact

Robert F. Clendening Jr.
By Karen Dorroll, as attorney in fact

Linda R. Clendening by Karen Dorroll as attorney in fact

Linda R. Clendening
By Karen Dorroll, as attorney in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Karen Dorroll with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for Robert F. ClenDening, Jr. and Linda R. ClenDening, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Robert F. ClenDening, Jr. and Linda R. ClenDening, the bargainor(s), by the said Karen Dorroll, as Attorney-in-Fact.

WITNESS my hand and seal, this 30th day of May, 2019.

NOTARY PUBLIC

My Commission Expires: 7/8/19

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY