Name and Address of New Owner:
BAREH MIKHAEIL and AML ABDELMASEEH
4012 Alicia Lane
Antioch, TN 37013

Send Tax Bills To:
Everett Financial
14801 Quorum Drive Suite300
Dallas, TX 75254
This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 307420 DEEDWARR
10/29/2019 10:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20191029-0110753

Map & Parcel No: 150-06-0A-016.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **YOHANNES A. ASSEFA AND RAHEL ESHETE, HUSBAND AND WIFE,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **BAREH MIKHAEIL and AML ABDELMASEEH, HUSBAND AND WIFE,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot 16 on the Plan of The Parks at Priest Lake, Phase Two as shown on the final Plat of record in Instrument 20100924-0076273, as corrected in Instrument No. 20101109-0089918, Register's Office for Davidson County, Tennessee, to which plan is reference is hereby made for a more complete description thereof.

Being the same property conveyed to Yohannes A. ASSEFA, unmarried and Rahel ESHETE, unmarried, tenants in common with right of survivorship by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated July 3, 2013, of record in Instrument No. 20130709-0070667, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, 2020 and subsequent years taxes are assumed by the Grantees; Subdivision Restrictions, Building Lines and Easements of record in Plat recorded in Instrument No. 20100924-0076273 and 20101109-0089918; Deed Restrictions recorded at Instrument No. 20090929-0090300 and 20091216-0114551; Easements of record in Book 2242, Page 241, Book 5300, Page 903, Book 6186, Page 235, Book 7170, Page 775-778 and Book 8657, Page 543-592; All matters on the of plan of record in Instrument No. 20090910-0084797 and 20090910-0084798; Agreement of record in Instrument No. 20070423-0047709, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 25th day of October, 2019.

_____ (SEAL)
YOHANNES A. ASSEFA

_____ (SEAL)
RAHEL ESHETE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of October, 2019, before me personally appeared YOHANNES A ASSEFA and RAHEL ESHETE, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 25th day of October, 2019.

Notary Signature
My commission expires: 05/09/2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $275,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
25th day of October, 2019.

Notary Public
My commission expires: 11/8/22
File No. 19-137

201910290110753

Certificate of Authenticity

I, Venikkia Branch, 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, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21