Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr Ste 290
Brentwood, TN 37027
B19-2683

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Aisha Hall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 10th day of December, 2019

Notary Public

Commission Expires: 3/31/20

RUTHERFORD COUNTY TENNESSEE NOTARY PUBLIC STATE OF TOMULA COX

Karen Johnson Davidson County
Batch# 329053 DEEDWARR
12/13/2019 10:00:57 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20191213-0128716

Address of New Owner	Send Tax Bills To:	Map & Parcel
Birhanu D. Hailemariam and Menbere W. Nigatu 4105 Highlander Court Antioch, TN 37013	Birhanu D. Hailemariam and Menbere W. Nigatu 4105 Highlander Ct. Antioch, TN 37013	163-01-0-025.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Willie J. Horton and Terra Horton, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Birhanu D. Hailemariam and Menbere W. Nigatu, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Hickory Highland Place - Phase I of record in Plat Book 9700, Page 189, 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 Willie J. Horton and Terra Horton by Warranty deed from Jerry Butler Construction, Inc. of record in Instrument No. 20050302-0023035 Register's Office for Davidson County, Tennessee, dated February 23, 2005 and recorded on March 02, 2005.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4105 Highlander Court, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set

out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 10th day of December, 2019.

Willie J. Horton

Terra Horton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Willie J. Horton and Terra Horton** 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 Brentwood, Tennessee this 10th day of December, 2019.

Notary Public
My Commission Expires: 12/20/20

(Notary Seal)

AMY K FRYE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 12-20-2020