THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027 R19-10354-BW	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 336,400.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF December, 2019 Notary Public MY COMMISSION EXPIRES: 12/3/20 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 330095 DEEDWARR
12/16/2019 11:48:05 AM 2 pgs
Fees: $13.00 Taxes: $1,244.68

20191216-0129426

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tewolde Negash		
389 Murfreesboro Pike	New Owner	106-01-0-078.00
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Efrem B. Zerihun**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tewolde Negash**

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 Nos. 15 and 16 on the Map of J.M. Eatherly's Resubdivision of the Land of John Woodard, deceased, of record in Plat Book 332, Page 39, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Efrem B. Zerihun by Warranty Deed from Louise Windrow Waters GS Trust as established under the Will of Mae Windrow Espey, whose Trustees have full power to mortgage, transfer and convey without joinder of any beneficiary of record in Instrument No. 20051107-0134595, Register's Office for Davidson County, Tennessee, dated November 03, 2005 and recorded on November 07, 2005.

Being the same property conveyed to Tewolde Negash, married with a 50% undivided interest and Yonas Embaye, unmarried with a 50% undivided interest, as tenants in common by Quitclaim Deed from Efrem B. Zerihun, of record in Instrument No. 20150917-0094295, Register's Office for Davidson County, Tennessee, dated September 16, 2015 and recorded on September 17, 2015.

Being the same property conveyed to Efrem B. Zerihun by Quitclaim Deed from Tewolde Negash, married with a 50% undivided interest and Yonas Embaye, unmarried with a 50% undivided interest, as tenants in common of record in Instrument No. 20151231-0131607, Register's Office for Davidson County, Tennessee, dated December 28, 2015 and recorded on December 31, 2015.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **389 Murfreesboro Pike, Nashville, TN 37210.**

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 do 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 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 my hand this the 19 day of November, 2019.

Efrem B. Zerihun

STATE OF ETHIOPIA
COUNTY OF ADMINISTRATION OF ADDIS ABABA EMBASSY OF THE UNITED STATES OF AMERICA } SS

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Efrem B. Zerihun** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 19 day of November 2019.

My Commission expires: **My Commission is Valid Indefinitely**

Notary Public

UNITED STATES OF AMERICA
Joongeun Chon
Notarizing Officer
19 NOV 2019
U.S. Embassy, Addis Ababa
EMBASSY