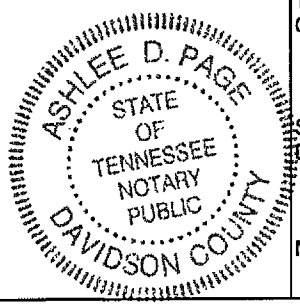
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 11/8/22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Halefom Weldengus	New owner at	150-04-0-117.00
(NAME)	(NAME)	
3529 Shakertown Road	property address	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I **Donna Dalton, unmarried,** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **HALEFOM WELDENGUS, a single man and GIZACHEW SEYOUM, a married man,** hereinafter called the GRANTEE(S), their 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. 380, on the plan of SECTION EIGHT, Second Revision, ON "THE COUNTRY", as shown on plat of record in Book 6250, Page 912 and 913, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Said Lot 380, which is a corner lot, fronts 95.66 feet on the southwesterly margin of Shakertown Road and fronts 73.49 feet on the southeasterly margin of Westcliffe Circle, said frontages being joined by a curve having a length of 40.77 feet, and extends back 112.81 feet on the northeasterly line and 90 feet on the southeasterly line to a point of intersection.

Being the same property conveyed to Donna Dalton, unmarried by Deed from Henry Neuhoff, IV and wife, Helen M. Neuhoff, dated 07/29/1994 and recorded 08/02/1994, of record in Book 9425, Page 729, Register's Office for Davidson County, Tennessee.

Subject to All matters shown on the plat of record in Book 6250, Page 912 and Book 6250, Page 913; covenants, conditions, easements and restrictions recorded in Book 6764, Page 735, Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin, all of record in the Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 332998 DEEDWARR
12/23/2019 08:08:30 AM 3 pgs
Fees: $18.00 Taxes: $888.00
20191223-0131812

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 16th day of December, 2019.

By: _____
Donna Dalton

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donna Dalton, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 16th day of December, 2019.

_____
Notary Public:
My Commission Expires: 5-17-21

MARILYN C. NEWMAN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

201912230131812

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