THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200729047** Karen Johnson Davidson County Batch# 472913 DEEDWARR 09/10/2020 09:28:30 AM 3 pgs Fees: $18.00 Taxes: $1,054.50 20200910-0103041	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $285,000.00. Affiant Subscribed and sworn to before me, this 9th day of September, 2020. Notary Public My Commission Expires: 7-5-2021 MEMORIE WHITE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: Daniel Ghilwet and Semhar Ghebreselasie Ghilwet 4908 Luker Lane Antioch TN 37013	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 162 02 0A 027.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Austin Harrison and Alana Harrison, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Daniel Ghilwet and Semhar Ghebreselasie Ghilwet, husband and wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Final Plat SECTION TWO SPENCER HILL "Cluster Lot Subdivision", as shown by plat of record in Instrument No. 20071115-0134114, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Austin Harrison and Alana Harrison, husband and wife, by Warranty Deed, from Gregory Grissom, unmarried, of record in Instrument No. 20160126-0007223, in the Register's Office of Davidson County, Tennessee, dated January 20, 2016 and recorded on January 26, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION TWO SPENCER HILL, as recorded in Instrument No. 20071115-0134114.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of COLEWOOD ACRES SECTION I, as recorded in Plat Book 3700, Page(s) and Plat Book 3700, Page 135.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20070530-0064097 as amended in Instrument No. 20101213-0099002.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4003, Page 11 and Book 4158, Page 42 and amended in Book 4178, Page 738.

Easement for Drainage, recorded in Book 4135, Page 444.

Easement recorded in Book 4198, Page 824.

Storm Water Detention Agreement as set forth in instrument recorded in Instrument No. 20060821-0102706.

This is improved property located at 4908 Luker Lane Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of September, 2020.

Austin Harrison

Alana Harrison

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Austin Harrison and Alana Harrison, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of September, 2020.

Notary Public
My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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