WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,000.00

Heather M. Moore
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF JANUARY, 2004.

Melissa A. Collins
Notary Public

MY COMMISSION EXPIRES: 3/24/04
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Boulevard, Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mauricio A. Santos	Mauricio A. Santos	Map 43, Group 6, Parcel 8
(NAME)	(NAME)	
521 Anderson Lane	521 Anderson Lane	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37115	Nashville TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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/WE, **YOUSSEF A. HUSSEINI**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MAURICIO A. SANTOS**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 , part of Lot 28 on the Plan of Dixie Pure Food Company's Subdivision , as of record in Book 161, Page 113 and Book 332, Page 51, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Youssef A. Husseini by Deed from Walter F. Duke filed for record 07/07/03 in Instrument # 20030707-0093033 Register's Office of Davidson County, Tennesee

Subject to all matters as shown on plat of record in Book 161, Page 113 , and Book 332, Page 51 Register's Office of Davidson County, Tennessee.

Subject to Easement as shown of record in Book 4851, Page 463, and Book 5003, Page 295 Register's Office of Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 521 Anderson Lane, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hand(s) this 28th day of January, 2004.

Youssef A. Husseini
Youssef A. Husseini

Davidson County DEEDWARR
Recvd: 02/19/04 11:57 2pgs
Fees:13.00 Taxes:355.20

20040219-0019241

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned, a Notary Public, **Youssef A. Husseini** , the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this.

Commission expires: 4-18-06

Delaina D. Davis

Notary Public

