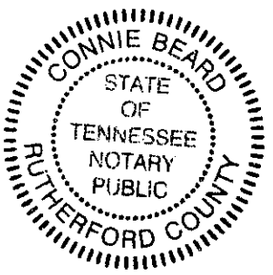
File No. 271001188

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF NOVEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: 3/14/09

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 11/26/07 09:50 2 pgs
Fees:13.00 Taxes:444.00

20071126-0136795

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
695 President Place, Suite 202
Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dwyan A. Young	Guaranty Trust Company	Map and Parcel 163-05-0B-204.00CO
(NAME) 5170 Hickory Hollow Parkway #123	(NAME) 316 Robert Rose Drive	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Murfreesboro, TN 37129	
(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, We, **Joel Musee, an unmarried person and Godfred Eyiah Mensah, an unmarried person**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dwyan A. Young, unmarried**, HEREINAFTER CALLED THE GRANTEE(S), 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 Unit No. 193, Master Deed Lot Layout (Private Element) Phase V, MILL PARK (formerly Hickory Hollow Townhomes), of record in Instrument 200501310011265, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joel Musee, an unmarried person and Godfred Eyiah Mensah, an unmarried person by deed from Greenvale Construction, LLC, a Tennessee limited liability company of record in Instrument Number 20060509-0053900 on 05/05/2006 and filed for record on 05/09/2006, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Deed Book 10719, page 425, Deed Book 11167, Page 757, Deed Book 11167, Page 79 and Instrument Number 200501310011265, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 5170 Hickory Hollow Parkway #123, Antioch, TN 37013
(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 GRANTEE(S), heirs and 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), 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 hands this 15th day of November, 2007.

Joel Musee

Godfred Eyiah Mensah by Joel Musee, Atty in Fact

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Joel Musee, 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 he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 15th day of November, 2007.

Commission expires: 8/16/09

CONNIE BEARD STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public

STATE OF Tennessee
COUNTY OF Rutherford

On this the 15th day of November, 2007, before me personally appeared Joel Musee, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Godfred Eyiah Mensah, and who acknowledged that Joel Musee executed the same as the free act and deed of the said Godfred Eyiah Mensah by virtue of that Power of Attorney, duly executed by the said Godfred Eyiah Mensah and appearing of record in Record Book *, page _____, of Register's Office of Rutherford County, Tennessee.

* 20071120-0136794

Witness my hand at office this 15th day of November, 2007.

Commission expires: 8/16/09

Notary Public

CONNIE BEARD STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

File Number: 271001188
RETURN TO:
Cumberland Title
695 President Place, Suite 202
Smyrna, TN 37167