File Box 2413

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120067522 DEEDWARR
Recvd: 09/10/12 08:49 2 pgs
Fees:13.00 Taxes:536.50
20120910-0081568

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF SEPTEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES: October 6, 2015.

(AFFIX SEAL)

SHELLY B. WADDELL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shane M. Youssi	NEW OWNER	12911002000
(NAME)	(NAME)	
6330 St. Henry Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	,	
(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, **Angeline Martin**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shane M. Youssi, a single person**, 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:

Being Lot No. 14 on the plan of Section 1, Warner Park Valley of record in Book 3600, pages 12-14, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Bernadine Harper, Miss Betty Harper and Miss Jo Ann Harper by deed from Murphree Realty Company dated 2/25/64, of record in Book 3701, page 300, Register's Office for Davidson County, Tennessee.

Bernadine Harper died on 12/17/08, survived by her two (2) daughters, Jo Ann Harper and betty Jean Harper, Jo Ann Harper died on 9/6/10, survived by her sister Betty Jean Harper and her half sister, Angeline Martin. Betty Jean Harper died on 5/10/12, survived by Angeline Martin, her sole heir at law, as further evidenced by an Affidavit of Heirship of record in Instrument No. 20120910 0081567, said Register's Office.

This conveyance is subject to 2012 taxes, prorated and assumed by the Grantee; all matters as shown on the plan of record in Book 3600, pages 12-14, said Register's Office. Subject to the rights and claims of parties in possession.
This property is being sold as is. This is not nor has it ever been the primary residence of Angeline Martin.

unimproved ☐

This is improved ☒ property, known as 6330 St. Henry Drive, Nashville, TN 37205
(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 hand this 7th day of September, 2012.

Angeline Martin

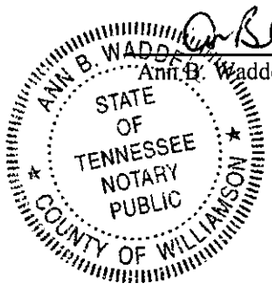
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public, in and for the aforesaid State and County, Angeline Martin, with who I am personally acquainted (or based on the proof of satisfactory evidence) and who upon oath executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 7th day of September, 2012.

Commission expires: October 5, 2015



Ann B. Waddell Notary Public