THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13120111**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~) RUTHERFORD The actual consideration or value, whichever is greater, for this transfer is: $306,000.00. Angie Valentine Smith Affiant Subscribed and sworn to before me, this 15th day of January, 2014. Carla Johnson Notary Public My Commission Expires: 1.23.2015

CARLA JOHNSON NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

BILL GARRETT, Davidson County
Trans:T20140005922 DEEDWARR
Recvd: 01/27/14 10:24 2 pgs
Fees:13.00 Taxes:1132.20
20140127-0007150

WARRANTY DEED

Address New Owner: Fikri Youssef and Margot O. De Youssef 3512 Fairmeadows Drive Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 180040B17600CO

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, **Chiaju Ukegbu, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Fikri Youssef and Margot O. De Youssef, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows: * Jakl

(2)

Land in Davidson County, Tennessee, being Lot 93, BROOKVIEW FOREST, PHASE V, as shown on plat of record in Instrument No. 20090309-0021109, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Chiaju Ukegbu, an unmarried woman by Warranty Deed from Drees Premier Homes, Inc., an Ohio corporation, recorded on the 30th day of October, 2009 in Instrument No. 20091030-0100325, in the Register's Office of Davidson County, Tennessee.

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 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BROOKVIEW FOREST, PHASE V, as recorded in Instrument No. 20090309-0021109.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20030829-0125803 and 20050505-0050962.

Easement for Right of Way, recorded in Book 8404, Page 676.

Articles of Amendment to Charter recorded at Instrument No. 20030918-0138293.

Stormwater Detention Agreement recorded at Instrument No. 20060104-0001198.

Drainage Easement and Maintenance Agreement for Detention Facilities recorded at Instrument No. 20070323-0035374.

This is improved property located at 3512 Fairmeadows Drive Nashville TN 37211.

The said property has never been the marital residence of the Grantor.

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 15th day of January, 2014.

Chiaju Ukegbu

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Chiaju Ukegbu, 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 15th day of January, 2014.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122