Please return to: Bridgehouse Title

BILL GARRETT, Davidson County
Trans: T20140053239 DEEDWARR
Recvd: 07/23/14 12:57 2 pgs
Fees: 13.00 Taxes: 481.00

20140723-0065451

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$130,000.00.**

Affiant

Subscribed and sworn to before me this 18th day of July, 2014

Notary Public
My Commission expires: 6-4-17
(Affix Seal)

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires June 4, 2017

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Younan Younan	US Bank National Association	107-05-0-185.00
811 Patricia Drive	3180 Rider Trail	
Nashville, TN 37217	Earth City, MO 63045	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Melad Youssef and wife, Gigi Youssef**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Younan Younan and Christina Melek, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 188 on the Plan of BEL-AIR SUBDIVISION, Section II, as of record in Plat Book 2900, Pages 29, 30 and 31, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Melad Youssef and wife, Gigi Youssef from Evelyn Juanita Clay Blankenship Hargrove and husband Richard Hargrove by Warranty Deed on September 30, 2003, of record in Instrument Number 20031002-0145516, Register's Office for Davidson County, Tennessee. The Company requires the payment of all taxes and assessments and any penalties and interest for the year 2013 in the amount of $1,589.63 for county and in the amount of for city.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2014 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 2900, Pages 29, 30, 31 and 32, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 2959, Page 215 and Book 2964, Page 1, Register's Office for Davidson County, Tennessee.

This is improved property known as: **811 Patricia Drive, Nashville, TN 37204**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

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 our hands this July 18, 2014.

Melad Youssef

Gigi Youssef

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Melad Youssef and wife, Gigi Youssef** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 18, 2014

My commission expires 1-6-2015

Notary Public

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE