WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140080260 DEEDWARR
Recvd: 10/24/14 10:55 2 pgs
Fees:13.00 Taxes:564.25
20141024-0098216

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of October, 2014

Notary Public

MY COMMISSION EXPIRES: October 05, 2015

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC

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	Shane M. Youssi	16107002200
(NAME)	(NAME)	
6330 St. Henry Drive	6330 St. Henry Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Kimberly M. Vanatta and Christopher Scott Vanatta,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Shane M. Youssi,** married, 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. 26 on the plan of McMurray Woods, Section II of record in Book 3300, page 17, 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 James R. Smith and wife, Kimberly M. Smith by deed from D. J. Thompson, Trustee dated 7/10/01 of record in Instr. No. 20010802-0081959, Register's Office for Davidson County, Tennessee. James R. Smith died on 8/17/05 leaving Kimberly M. Smith as surviving spouse. Kimberly M. Smith married Christopher Scott Vanatta. Kimberly M. Vanatta quitclaimed said property to Kimberly M. Vanatta and husband, Christopher Scott Vanatta of record in Instr. No. 20130702-0068162, said Register's Office.

This conveyance is subject to 2014 taxes, paid, prorated and assumed by the Grantee; all matters as set out on the plan of record in Book 3300, page 17, Register's Office for Davidson County, Tennessee. Subject to the rights and claims of parties in possession.

unimproved ☐

This is improved ☒ property, known as 5104 Hilson Drive, Nashville, TN 37211
(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 hands this 23rd day of October, 2014.

Kimberly M. Vanatta

Christopher Scott Vanatta

State of Tennessee
County of Williamson

Personally appeared before me Kimberly M. Vanatta and Christopher Scott Vanatta, with whom I am personally acquainted(or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 23rd day of October, 2014.

Notary Public Ann B. Waddell
My Commission Expires: October 05, 2015

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

File No.: 2014-138