ETURN TO
Memorial Title, LLC
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01451-23164

Davidson County DEEDWARR
Recvd: 01/16/15 13:02 4 pgs
Fees:23.00 Taxes:333.00
20150116-0004874

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 12th day of January, 2015, by and between Daniel M Toporski, party of the first part, and Mohammad S Yosuf and Homaira L Yosuf, husband and wife, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Lot No. 1 on the Plan of Bess Estates, Section 1, of record in Book 4460, Page 154, Register's Office for said County.

Said Lot No. 1, which is a corner lot, fronts 100.34 feet on the southerly margin of Tusculum Road and fronts 61.55 feet on the westerly margin of Robert Yoest Drive, said frontages being joined by a curve having a length of 38.79 feet, and extends back 110.00 feet on the southerly line and 82.61 feet on the westerly line to a point of intersection.

Being all or part of the same property conveyed to Daniel M. Toporoski by virtue of that certain Warranty Deed dated June 22, 1982, at Book 5905, Page 338 in the Register's Office of Davidson County, Tennessee. Seller warrants that this property has been used for investment purposes only and never as his primary residence.

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), his heirs and assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2015 Davidson County real property taxes, being a lien not yet due and payable; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Daniel M Toporski

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

STATE OF CALIFORNIA

County of San Diego }

On 1/12/2015 (Date) before me, Joy J. Peck (Here Insert Name and Title of the Officer),

personally appeared Daniel M Toporski (Name(s) of Signer(s)),

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Signature Joy J. Peck (Signature of Notary Public)

JOY JEWEL PECK
Commission # 2083728
Notary Public - California
San Diego County
My Comm. Expires Sep 28, 2018

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: WARRANTY DEED

Document Date: 1/12/15 Number of Pages: 2

Signer(s) Other Than Named Above: NONE

Capacity(ies) Claimed by Signer(s)

Signer's Name: Daniel M Toporski
☑ Individual
☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other:
Signer Is Representing:

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name:
☐ Individual
☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other:
Signer Is Representing:

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Property Owner & Address: Mohammad S Yosuf and Hamaira L Yosuf
6464 Sunnywood Dr
Nashville, TN 37211

Tax Parcel No 162-06-0-317

Property Address: 133 Robert Yoest Drive
Antioch, TN 37013

MAIL TAX
BILLS TO: Mohammad & Mohaira Yosuf
6464 Sunnywood Dr.
Nashville, TN 37211

STATE OF Tennessee
COUNTY OF Rutherford

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $90,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Carol M Holmes
AFFIANT

SUBSCRIBED AND SWORN TO before me this 15 day of January, 2015.

Sasha Knowles
Notary Public

My Commission Expires: 7/11/17

SASHA KNOWLES
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY
My Commission Expires 07-11-2017

True Copy Certification

I, Carol M. Holmes, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Carol M Holmes

Carol M. Holmes

State of Tennessee)
County of Rutherford)

Personally appeared before me, Sasha Knowles, a notary public for this county and state, Carol M. Holmes, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sasha Knowles

Sasha Knowles, Notary Public

My Commission Expires: 7/11/17

Notary Seal

