File Box
24B

BILL GARRETT, Davidson County
Trans:T20150031020 DEEDWARR
Recvd: 04/24/15 08:39 2 pgs
Fees:13.00 Taxes:492.47
20150424-0036647

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $133,100.00.

Mary Leigh Youssi
Affiant

Subscribed and sworn to before me, this 21st day of April, 2015.

A B Waddell
Notary Public

My commission expires: 10/5/15

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

THIS INSTRUMENT PREPARED BY
Solomon / Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 104
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Shane Youssi and Mary Leigh Youssi	**New Owner**	**172-08-0A-141.00-CO**
6330 St. Henrys Drive		
Nashville, TN 37205		

FOR AND IN 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 ACKNOWLEDGE, WE,

Barbara L. Nicks, a single woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Shane Youssi and Mary Leigh Youssi, husband and wife

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:

Land in Davidson County, Tennessee, being Lot No. 141 on the Plan of Section One, Hunters Branch, Planned Unit Development, of record in Plat Book 6250, Page 513, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Barbara L. Nicks, by R. Matthew Nicks, her Attorney in Fact, unmarried by Warranty deed from Philhall Corp. of record in Book 6832, Page 731, Register's Office for Davidson County, Tennessee, dated April 16, 1986 and recorded on April 18, 1986.

This instrument is executed pursuant to a Power of Attorney of record in Instrument No. 20150406-0029657, Register's Office for Davidson County, Tennessee.

Barbara Love Nicks is one and the same person as Barbara L. Nicks.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING: all matters shown on the Plan of record in Plat Book 6250, Page 513, Covenants, Conditions and Restrictions of record in Book 6601, Page 7, By-Laws of record in Book 6632, Page 429, Charter for Hunters Branch Homeowners Association of record in Book 6632, Page 424, as amended in Book 8923, Page 318, Conveyance of common area to HOA of record in Book 6612, Page 885, Deeds of Conveyance to Metro Government for water main, gravity sewer and force main with pumping station of record in Book 7893, Pages 324, 403 and 407, rights of others in and to the common areas and/or elements, Register's Office for Davidson County, Tennessee.

The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 1717 Hunters Branch Road, Antioch, TN 37013.

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 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 21st day of April, 2015.

Barbara L Nicks by R. Matthew Nicks, Attorney-in-Fact

Barbara L. Nicks, by R. Matthew Nicks, her Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **R. Matthew Nicks,** with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of **Barbara L. Nicks,** for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for **Barbara L. Nicks,** and is authorized by her to execute this instrument on her behalf, pursuant to a Power of Attorney of record in **Instrument Number 20150406-0029657**, of record in the Register's Office for Davidson County, Tennessee.

This the 21st day of April, 2015.

Notary Public

My Commission Expires: 10/2/17

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires October 2, 2017

File #: **150075**
RECORD & RETURN TO:
SOLOMON / PARKS TITLE & ESCROW, LLC
8119 ISABELLA LANE, STE 104
BRENTWOOD, TN 37027