BOX #14

G#27981-2

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150103866 DEEDWARR
Recvd: 12/09/15 08:54 2 pgs
Fees:13.00 Taxes:111.00
20151209-0123740

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$30,000.00.**

Affiant

Subscribed and sworn to before me, this the 8th day of December, 2015.

Notary Public

My commission expires:
(AFFIX SEAL)

HOUSTON W HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Girgis Youssef and Joshua Youssef	**"New Owner"**	**12001012600**
2100 Oaksprings Place		
Mount Juliet, TN 37122		

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 ACKNOWLEDGED,

Sampson, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

Girgis Youssef, a married man, and Joshua Youssef, a married man, as tenants in common

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. 125 on the Plan of Stardust Acres, of record in Book 1424, Page 92. Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Sampson, LLC, a Tennessee limited liability company, by Special Warranty Deed dated September 23, 2013, from American Equity Funding, Inc., an Arkansas corporation, of record in Instrument No. 20130926-0100961, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 1424, Page 92, Register's Office for Davidson County, Tennessee;

2) Joint Driveway Agreement between the owners of Lot No. 125 and the owners of Lot No. 126, of record in Book 9003, Page 343, Register's Office for Davidson County, Tennessee; and,

3) Taxes for the current year which have been prorated and were paid by the Grantor herein and subsequent years, not yet due and payable.

This is unimproved property, known as: **1300 Saturn Drive, Nashville, TN 37217**.

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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, 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 its hand by its duly authorized officer this 05 day of December, 2015.

Sampson, LLC, a Tennessee limited liability company

By: _____

Dick Sampson, Member

STATE OF TENNESSEE)
COUNTY OF Shelby)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Dick Sampson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the **Member** of **Sampson, LLC,** the within named bargainor, a Tennessee limited liability company, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **Dick Sampson** as **Member.**

Witness my hand, at office at Memphis (City), Tennessee, this 5th day of **December, 2015.**

_____
Notary Public

My Commission Expires: May 1, 2016

