BILL GARRETT, Davidson County
Trans:T20150110048 DEEDWARR
Recvd: 12/30/15 12:40 3 pgs
Fees:18.00 Taxes:596.26

20151230-0131114

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $161,150.00

Affiant

Subscribed and sworn to before me, this 22nd day of December, 2015.

Notary Public

My commission expires: _____

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 5 '17

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Reda Youssef **Mona Thabet**	**US BANK NATIONAL ASSOCIATION**	**15002008200**
708 Lake Terrace Drive	**9321 OLIVE BLVD**	
Nashville, TN 37217	**ST. LOUIS, MO 63132**	

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,

Lori Sutherland and Darren Guilfoyle

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

Reda Youssef and Mona Thabet, 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:

Lot 3, Section 3 and 6, Revised CASTLEGATE Subdivision, as shown on plat of record in Plat Book 6200, page 565, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Raymond Guilfoyle and Christine Guilfoyle from Jerry N. Lee and Lisa H. Lee by Warranty Deed dated 9/5/03, and recorded in Instrument No. 20030915-0134901, said Davidson County Register's Office. Christine Guilfoyle died on 10/15/07 leaving Raymond Guilfoyle as surviving tenant by the entirety. Raymond Guilfoyle died on 1/18/15 leaving his children, Darren Guilfoyle and Lori Guilfoyle as his sole heirs at law. Reference made to Affidavits of Heriship being recorded simultaneously herewith. Oath is made that Lori Guilfoyle is now known as and is on and the same person as Lori Sutherland.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 708 Lake Terrace 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 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 in 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 hand(s) this 22nd day of December, 2015.

Lori Sutherland

STATE OF Florida
COUNTY OF Brevard

Personally appeared before me, a Notary Public of said County and State, Lori Sutherland, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of December, 2015.

Notary Public

My Commission Expires: 1/17/16

MELISSA A. WOMELDORF
Notary Public - State of Florida
My Comm. Expires Jan 17, 2016
Commission # EE 160513

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 in 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 hand(s) this 22nd day of December, 2015.

Darren Guilfoyle

STATE OF ILLINOIS
COUNTY OF COOK

Personally appeared before me, a Notary Public of said County and State, Darren Guilfoyle, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of December, 2015.

Debra A. Stonehill
Notary Public

My Commission Expires: 8-8-2017

"OFFICIAL SEAL"
Debra A. Stonehill
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 08/08/2017