RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN156456

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160006618 DEEDWARR
Recvd: 01/26/16 09:58 2 pgs
Fees:13.00 Taxes:539.46
20160126-0007275

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,800.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of January, 2016.

NOTARY PUBLIC

My commission expires: 7.3.17

MEMORIE WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hedra Yousef 3036 Owendale Drive Antioch, TN 37013	U.S. Bank, N.A. 3180 Rider Trail South Earth City, MO 63045	150 09 0A 064.00

FOR AND IN CONSIDERATION of the sum of One Hundred Forty Five Thousand Eight Hundred and 00/100 Dollars ($145,800.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **SHAWN L. BROWN, A SINGLE MAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **HEDRA YOUSEF**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 218 on the Plan of Forest View Park Section VII, as of record in Plat Book 6900, Page 162 amended in Book 7430, Page 753, Register's Office for said County, to which plan reference is made for a more complete description.

BEING the same property conveyed to Shawn L. Brown, a single man, by Deed dated January 5, 2007 and recorded January 17, 2007, of record in Instrument No. 20070117-0006648, in the Office of the Register of Deeds of Davidson County, Tennessee.

The address of the herein described property is believed to be 3036 Owendale Drive, Antioch, TN 37013, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2016 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 22nd day of January, 2016.

SHAWN L. BROWN

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, a Notary Public, Shawn L. Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 22nd day of January, 2016.



Notary Public

Tahira J. Pyszka

Printed Notary Name

My commission expires: 7.30.17