Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
16-1240TN-HUD

BILL GARRETT, Davidson County
Trans:T20160033112 DEEDWARR
Recvd: 04/22/16 08:55 2 pgs
Fees:13.00 Taxes:1295.00
20160422-0039122

DEANNA GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th day of April, 2016.

Notary Public

Commission Expiration: 5/8/18

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Mary Leigh Youssi' 918 Marengo Ln. Nashville, TN 37204	SAME AS NEW OWNER.	-11909016500

WARRANTY DEED

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, WE, **The Estate of Burton M. Augst**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mary Leigh Youssi, married** 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:

Property known as 918 Marengo Ln. Nashville, TN 37204, County of Davidson

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Sutton Hill Section of Marengo Park, as of record in Plat Book 974, Page 67, Register's Office for said County, to which plan reference is made for more complete description.

Said Lot No. 34 fronts 76.65 feet on the northerly margin of Marengo Lane and extends back 186.50 feet on the easterly line and 202.60 feet on the westerly line to a dead line in the rear, measuring 75 feet thereon.

Being the same property conveyed to Nancy A. Walker and husband Burton M. Augst by deed from David A. Lopez and wife, Elizabeth L. Lopez dated 8/2/1989, recorded 8/4/1989 filed of record in Book 7908, Page 123, said Register's Office. The said Nancy A. Walker having since died leaving Burton M. Augst as surviving tenant. Burton M. Augst died 12/5/2015 leaving Barbara Short, Dorothy Gager, Rose Jordan, Augustana College, Raven Radio Foundation, Walker Augst Fund for International Travel of the Vanderbilt University Women's Basketball Program, and the Middle Tennessee Golden Retriever Rescue as devisees of his Last Will and Testament, dated 6/16/2011 and of record as Docket No. 15P2060, Circuit Court of Davidson County, Tennessee, Probate Division.

Tax Map and Parcel ID is as follows 11909016500

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 918 Marengo Ln., Nashville, TN 37204

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 is unemcumbered, 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 15th day of April, 2016.

Estate of Burton M. Augst

Barbara Short, Executrix

Barbara Short, Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, personally appeared **Barbara Short,** with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the **Executrix** of **The Estate of Burton M. Augst**, the within named bargainor, a trust, and that he/she as **Executrix** being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing his/her name as **Executrix** of **The Estate of Burton M. Augst**.

Witness my hand and official seal at office this 15th day of April, 2016.

D. Gwyn
Notary Public

Commission Expiration: 5/8/18

DEANNA GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY