WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/20/16 09:16 3 pgs
Fees:18.00 Taxes:427.35
20161220-0133403

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF Dec., 2016

Notary Public

MY COMMISSION EXPIRES: 4-11-2020 (AFFIX SEAL)

ANGELA R. WINDHAM NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES 04-11-2020

MST 2016-1842

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DeAnne C. Youssefi	DeAnne C. Youssefi	147-16-0-160.00
(NAME)	(NAME)	
1016 Brittain Downs Drive	1016 Brittain Downs Drive	
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135	Nolensville, TN 37135	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Linda L. Carter,, unmarried and John Paul Hampton, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DeAnne C. Youssefi and Parviz Youssefi, 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. 223 on the Plan of Fairlane Park, Section III of record in Plat Book 2331, Page (s) 145 and 146, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot 223 fronts 70.6 feet on the East side of Pearson Place, and runs back 240.4 feet on the North line and 235.8 feet on the South line, to a dead line in the rear on which it measures 63 feet.

Being the same property conveyed to Linda L. Carter, as to a 50% interest and Charlotte Carter Hampton and husband, John Paul Hampton, as to a 50% interest by Quitclaim deed from Linda L. Carter and Charlotte Carter Hampton of record in Instrument No. 20130401-0031561 Register's Office for Davidson County, Tennessee, dated March 14, 2013 and recorded on April 01, 2013.

Charlotte Carter Hampton died July 10, 2016. Her estate devised to her husband John Paul Hampton per her Will probated in Madison County, Alabama.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Subject to all matters shown on the Plan of record in Plat Book 2331, Page (s) 145 and 146, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 2598, Page 491, in the Register's Office for Davidson County, Tennessee.

This property, known as 4912 Pearson Place, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 14th DAY OF Dec., 2016.

Linda L. Carter

Linda L. Carter

John Paul Hampton

John Paul Hampton

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Linda L. Carter, and John Paul Hampton, with whom I am personally acquainted (or provided 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 and official seal, this the 14th day of December, 2016.

Notary Public

My Commission Expires: 9/7/20

(SEAL

MONTE POE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 9-7-2020

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4-11-2020

ANGELA R. WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 04-11-2020