BILL GARRETT, Davidson County
Trans: T20170024628 DEEDWARR
Recvd: 03/23/17 10:38 2 pgs
Fees: 13.00 Taxes: 410.70
20170323-0028422

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $111,000.00

Affiant

Subscribed and sworn to before me, this 22ND DAY OF MARCH, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Shane Youssi | Shane Youssi (NAME) | |
| 98 Marengo Lane (ADDRESS) | 918 Marengo Lane (ADDRESS) | 043-06-0-287.00 |
| Nashville, TN 37204 (CITY) (STATE) (ZIP) | Nashville, TN 37204 (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Rebecca J. Carter, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Shane Youssi, hereinafter called the Grantees, their heirs and assigns, that 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. 160 ON THE PLAN OF SECTION SEVEN, MADISON PARK OF RECORD IN PLAT BOOK 4300, PAGE 84, 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 NO. 160 FRONTS 83.85 FEET ON THE SOUTHWESTERLY SIDE OF ROOSEVELT AVENUE AND EXTENDS BACK 106.8 FEET ON THE EASTERLY LINE AND 126.6 FEET ON THE WESTERLY LINE TO A DEAD LINE IN THE REAR ON WHICH IS MEASURES 55.5 FEET.

BEING THE SAME PROPERTY CONVEYED TO EMMETT L. CARTER AND WIFE, REBECCA J. CARTER BY WARRANTY DEED FROM TIMOTHY SCOTT RENNIE AND WIFE, TRACY RENNIE OF RECORD IN BOOK 10864, PAGE 227, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID EMMETT L. CARTER HAVING SINCE DIED.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 558 Roosevelt Ave , Madison37115, TN 37115
(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 22nd day of March, 2017.

**WARRANTY DEED**
(Continued)

Rebecca J. Carter

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rebecca J. Carter, unmarried, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of March, 2017.

Mary Birthright
Notary Public

MARY BIRTHRIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

My Commission Expires:

(SEAL)

**RETURN TO:**
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072