THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 170311158** KATE ROSENTHAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $365,000.00. Stephanie Aronica Affiant Subscribed and sworn to before me, this 20th day of April, 2017. Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner: Stephanie Aronica 6330 Saint Henry Drive Nashville TN 37205-4121	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 129-11-020.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Shane M. Youssi and Mary Leigh Youssi, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Stephanie Aronica, an unmarried woman**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 14, on the plan of Section 1, Warner Park Valley, of record in Book 3600, Pages 12-14, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed by Quitclaim Deed from Martin C. Waddell, Trustee to Shane M. Youssi and wife, Mary Leigh Youssi, as tenants by the entirety as recorded on the 25th day of April, 2013 in Instrument No. 20130425-0040907 and Warranty Deed from Angeline Martin to Shane M. Youssi, a single person as recorded on the 10th day of September, 2012 in Instrument No. 20120910-0081568, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 1, WARNER PARK VALLEY, as recorded in Plat Book 3600, Page(s) 12-14.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 3640, Page 40.

This is improved property located at 6330 Saint Henry Drive Nashville TN 37205-4121

BILL GARRETT, Davidson County
Trans:T20170034577 DEEDWARR
Recvd: 04/25/17 09:13 2 pgs
Fees:13.00 Taxes:1350.50
20170425-0040264

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of April, 2017.

Shane M. Youssi

Mary Leigh Youssi

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Shane M. Youssi and Mary Leigh Youssi, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of April, 2017.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018