THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203

File No.: M176219

Davidson County DEEDWARR
Recvd: 05/05/17 14:50 3 pgs
Fees:18.00 Taxes:1242.83
20170505-0045004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $335,900.00

Affiant

DAWN THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

Subscribed and sworn to before me, this the 3rd day of May, 2017.

Notary Public
My Commission Expires: 12/10/2019

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Maurice Lawrence 7928 Kirkfield Drive Nashville, TN 37211	Quicken Loans 658 Woodward Ave Detroit, MI 48226	181-1-B-247.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Elizabeth H. Youssefi and husband, Tony Youssefi**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Maurice Lawrence, a married man, as his Sole and Separate property**, 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. 76 on the Plan of Section One, Phase Three, 2nd Addition to Sugar Valley, a RS10 Cluster Lot Subdivision, a Planned Unit Development, of record in Instrument No. 20071214-0143931, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description as to details and location of said lot.

Being the same property conveyed to Elizabeth H. Youssefi and husband, Tony Youssefi by Warranty Deed from On Point Construction Company, Inc., a Tennessee corporation, dated March 26, 2012, recorded March 27, 2012, of record in Instrument No. 20120327-0025960, Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: 7928 Kirkfield Drive, Nashville, TN 37211

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 3rd day of May, 2017.

Elizabeth H. Youseffi

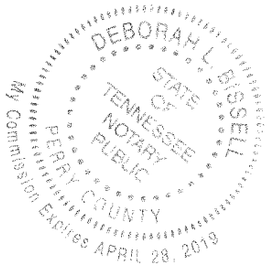
Tony Youssefi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Elizabeth H. Youssefi and Tony Youssefi**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 3rd day of May, 2017.

Notary Public
My Commission expires: 4-28-19



Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

True Copy Certification

I, Kristen Traini, 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

State of Tennessee

County of Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini 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: 5-27-19
Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY