Ortale, Kelley, Herbert & Crawford
330 Commerce Street, Suite 110
Nashville, TN 37201

R & R to:

BILL GARRETT, Davidson County
Trans:T20170049020 DEEDWARR
Recvd: 06/08/17 14:14 2 pgs
Fees:13.00 Taxes:333.00
20170608-0057654

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 7th day of June, 2017, by and between Vickie Stevenson Sparks, and husband Maurice Sparks, party of the first part, and Sheren Yousef, married, and Ayoub George, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

LOT #309-B OF ZONE LOT DIVISION LOTS 309 AND 311 ON THE PLAN OF THE RESUBDIVISION OF PART 4, OF RECORD IN BOOK 5210, PAGE 159 AND BOOK 6250 , PAGE 522 IN THE REGISTER OF DEEDS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HERE MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREON.

Being all or part of the same property conveyed to Vickie Stevenson by virtue of that certain Divorce Decree Deed dated October 16, 2002, and being of record at Instrument No. 20121016-0094753 in the Register's Office of Davidson County, Tennessee. Vickie Stevenson has since married Maurice Sparks and is now known as Vickie Stevenson Sparks.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Plat Book 5210, Page 159, Plat Book 6250, Page 522, Book 5015, Page 356 and Book 7910, Page 855 in said Register's Office, Tennessee; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Vickie Stevenson Sparks
Vickie Stevenson Sparks

Maurice Sparks
Maurice Sparks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Vickie Stevenson Sparks and Maurice Sparks, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 7th day of June, 2017.

Memorie White
Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Sheren Yousef and Ayoub George

Tax Parcel No 07108040000

Property Address: 110 Minnette Ct Nashville, TN 37207

MAIL TAX
BILLS TO: New Owner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $90,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 7th day of June, 2017.

Notary Public

My Commission Expires: 9.12.17

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY