STATE OF TENNESSEE
COUNTY OF FRANKLIN

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$170,000.00,** which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Subscribed and sworn to me before on June 1, 2017.

NOTARY PUBLIC/REGISTER

My Commission Expires: 09.29.2020

THIS INSTRUMENT PREPARED BY:
Sovereign Title And Escrow, LLC
305 First Avenue, SE
Winchester, Tennessee 37398

OWNER AND TAX RESPONSIBILITY:
YOUSSI, Shane
98 MAZELO Ch.
NASHVILLE, TN 37204

TAX ID: 129140A12500CO

BILL GARRETT, Davidson County
Trans:T20170049981 DEEDWARR
Recvd: 06/12/17 14:16 2 pgs
Fees:13.00 Taxes:629.00
20170612-0058730

WARRANTY DEED

FOR A FULL AND VALUABLE CONSIDERATION, cash in hand paid, the receipt of which is hereby acknowledged, **BILLY J. RIGSBY, SR.**, hereinafter referred to as Grantor, has this day bargained and sold and does hereby transfer and convey unto **SHANE YOUSSI**, hereinafter referred to as Grantee, his heirs and assigns, the following described real estate situate and lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Apartment Unit 1101, of Wessex Towers Condominium created under Title 64, Sections 2701, et seq. as amended Tennessee Code Annotated, and as established by a master Deed which was executed by Central Tennessee Investment Company, Inc. of record in Book 5414, Page 634, Register's office for said County, as amended in Book 6478, Page 742, Instrument No. 20080624-0065008 and 20120516-0042527 Register's Office for said county, together with the undivided percentage interest in the Exhibit A-1 of said Master Deed. Reference is hereby made in Plate of Wessex Towers Condominium Apartments, of record in Book 5200, Page 142, Register's Office for said County, to which plan references is hereby made for more complete description.

Billy J. Rigsby, Sr. by virtue of Warranty Deed at Instrument No. 20170421-0039383, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the following

Reservations, conditions, powers, easements, options, covenant's, agreements and limitations on title, and all other provisions contained in or incorporated by reference in the Master Deed establishing horizontal property regime for record under Master Deed of record at Deed Book 5414, Page 634, as amended at Book 6478, Page 742, Instrument No. 20080624-0065008 and 20120516-0042527 in the Register's Office of Davidson County, Tennessee.

Charter record at Book 5412, Page 451, in the Register's Office of Davidson County, Tennessee.

By Laws of record at Instrument No. 2011127-0129399 in the Register's Office of Davidson County, Tennessee.

Subdivision Restrictions, Building Lines and Easements of record in Plat Book 5200, Page 142 and 143, in the Register's Office of Davidson County, Tennessee.

Any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights-of-way for public utilities and otherwise.

TO HAVE AND TO HOLD said real estate unto the said **GRANTEE**, his heirs and assigns forever.

I covenant with the said **GRANTEE**, that I am lawfully seized and possessed of said real estate, that I have a good title thereto and a perfect right to convey the same, and that the same is free and unencumbered.

And I further covenant and bind myself, my heirs, assigns, and representatives to forever warrant and defend the title to said real estate unto the said **GRANTEE**, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand on May 31, 2017.

BILLY J. RIGSBY, SR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public within and for said State and County, duly commissioned and qualified, **Billy J. Rigsby, Sr.** the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes contained therein.

Witness my hand and seal at office on May 31, 2017.

AMY DENNIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF FRANKLIN

NOTARY PUBLIC

My Commission Expires: 10/23/2019