BILL GARRETT, Davidson County
Trans:T20170060088 DEEDWARR
Recvd: 07/13/17 16:24 3 pgs
Fees:18.00 Taxes:740.00
20170713-0070700

This Instrument Prepared by:
MARTIN A. KOOPERMAN
Attorney at Law
Duzane, Kooperman & Mondelli
603 Woodland Street
Nashville, TN 37206-4211
(615) 259-1214

This firm did not conduct a title search, issue a title opinion letter, or issue the title insurance regarding the sale of this property.

WARRANTY DEED

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP & PARCEL NO.**
Jared Banks 6666 Brookmont Terrace Unit 1101 Nashville, TN 37205	Same	12914A12500CO

FOR AND IN CONSIDERATION of $200,000.00 cash in hand paid by the Grantee named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I, **SHANE YOUSSI, a single man ("Grantor")**, have bargained and sold, and by these presents do hereby transfer and convey unto **JARED BANKS, a single man ("Grantee")** and his heirs, successors and assigns, all my right, title and interest in and to the following described tract of land:

> LAND in Davidson County, Tennessee, being Apt. 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 to the Plat of Wessex Towers Condominium Apartments, of record in Book 5200, Page 142, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being all of the same property conveyed to Shane Youssi by Warranty Deed from Billy J. Rigsby, Sr. dated 5/31/17 and filed for record on 6/12/17 of record in Instrument No. 20170612-0058730, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: Reservations, conditions, powers, easements, options, covenants, 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 for Davidson County, Tennessee.

Charter Record at Book 5412, Page 451, Register's Office for Davidson County, Tennessee.

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

Subdivision restrictions, building lines, and easements of record in Plat Book 5200, Page 142 and 143, Register's Office for Davidson County, Tennessee.

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

This is improved property known as 6666 Brookmont Terrace, Unit 1101, Nashville, Davidson County, Tennessee 37205.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor does covenant with Grantee that he is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind himself, his heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 13th day of July, 2017.

SHANE YOUSSI

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainor, **SHANE YOUSSI**, with whom I am personally acquainted, or proved to me based upon satisfactory information, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of July, 2017.

NOTARY PUBLIC
My Commission Expires: 8/10/19

MARTHA M. KOOPERMAN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

AFFIANT

Sworn to and subscribed before me this
13th day of March, 2017.

NOTARY PUBLIC
My Commission Expires: 3/10/19