Bill Garrett Davidson County
Batch# 8131 DEEDWARR
10/04/2017 08:58:30 AM 2 pgs
Fees: $13.00 Taxes: $925.00
20171004-0101612

This instrument prepared by & return to: Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 2nd day of October, 2017, by and between New Level Community Development Corporation, a Tennessee Nonprofit Corporation, party of the first part, and Charissa L Youssi, unmarried, 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:

Being Lot No. 20 on the Plan of the Subdivision of Lot No. 37 in Owen's Buena Vista Lots, of record in Plan Book 1, Page 84, Chancery Court at Nashville, and in Book 57, Page 26, Register's Office for said County.

Said Lot No. 20 fronts 50 feet on the westerly side of 12th Avenue North (formerly Middle Street), and runs back between parallel lines 135 feet to an alley.

Being all or part of the same property conveyed to New Level Community Development Corporation by virtue of that certain Deed of Correction and Quit Claim Deed dated November 7, 2016, and being of record at Instrument No. 20161107-0117769 and 20160811-0083778 in the Register's Office of Davidson County, Tennessee.

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 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.

Kay Bowers Executive Director

Kay Bowers, Executive Director

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Memorie White, a Notary Public of said County and State, personally appeared **Kay Bowers**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Executive Director of **New Level Community Development Corporation**, the within named bargainor, a Tennessee nonprofit corporation, and that she as such Executive Director executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as Executive Director.

WITNESS my hand and official seal at office this 2nd day of October, 2017.

Notary Public

MEMORIE WHITE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Charissa L Youssi

2409 Middle Street, Nashville, TN 37208

Tax Parcel No 08103013600

Property Address: 2409 Middle St.
Nashville, TN 37208

MAIL TAX BILLS TO: Owner at Property Address

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 $250,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Charissa L. Youssi
AFFIANT

SUBSCRIBED AND SWORN TO before me this 27 day of October, 2017.

Notary Public

My Commission Expires:_____

VENIKKIA CUNNINGHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 9-25-2019

Certificate of Authenticity

I, Ashlee D Page, 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.

Ashlee D Page
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page 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: 9/25/19

VENIKKIA CUNNINGHAM STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 9-25-2019