THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170913549** Bill Garrett Davidson County Batch# 21044 **DEEDWARR** 11/02/2017 08:51:59 AM 2 pgs Fees: $13.00 Taxes: $1,380.10 20171102-0112317	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $373,000.00. Julia T Pasteur Affiant Subscribed and sworn to before me, this 31st day of October, 2017. Notary Public My Commission Expires: 9-10-2018 WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-10-2018

WARRANTY DEED

Address New Owner: Christopher L. Youssi and Sandra L. Youssi 12445 Bellingham Road Caledonia, IL 61011	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 115-03-052.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Julia T. Pasteur, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christopher L. Youssi and Sandra L. Youssi, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 356 on the Plan of Brookmeade Subdivision, Section IX, of record in Book 2331, Page 34 and 35, Register's Office for said County.

Said Plan shows Lot No. 356 fronts 173 feet on the Southerly side of Belton Drive and extends back between lines 368.4 feet on the Westerly line and 363.3 feet on the Easterly line to a dead line in the rear, measuring 173.1 feet thereon.

Being the same property conveyed by Quitclaim Deed from Fred L. Pasteur to Julia T. Pasteur, as recorded on the 26th day of February, 1985 in Deed Book 6499, Page 220 and Warranty Deed from Albert J. Brown and wife, Bernadine C. Brown to Fred L. Pasteur and wife, Julia T. Pasteur, as recorded on the 8th day of June, 1978 in Deed Book 5296, Page 115, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BROOKMEADE SUBDIVISION, SECTION IX, as recorded in Plat Book 2331, Page(s) 34-35.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2436, Page 553 and Book 7695, Page 754.

Easement for Sewer/Storm Drainage , recorded in Book 4450, Page 702 and Book 4517, Page 326.

Easement for the flow of the waters of the Ewin Branch Creek, and the rights of the public therein.

This is improved property located at 817 Belton Drive Nashville, TN 37205-1134

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 31st day of October, 2017.

Julia T. Pasteur

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Julia T. Pasteur, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of October, 2017.

Notary Public

My Commission Expires:

