Bill Garrett Davidson County
Batch# 23291 DEEDWARR
11/07/2017 01:55:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20171107-0114670

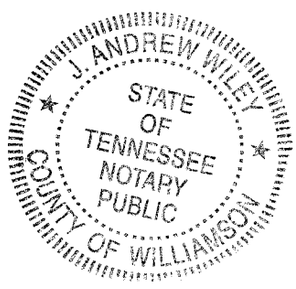
STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00.

Silvia Marzouk
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF November, 2017.

Notary Public
MY COMMISSION EXPIRES: DEC 27 2017
File No. G17-9896D



WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Gamil N Youakim and Mari Narouz, husband and wife, and Silvia Marzouk, a single person (NAME)	US Bank NA NEW OWNER (NAME)	174-11-0A-181.00-CO
2113 Camille Drive (STREET ADDRESS)	7601 Penn Ave S. (STREET ADDRESS) Ste A1	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP) Richfield MN 55423	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Jose D. Lira Castillo,** a married man HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gamil N Youakim and Mari Narouz, husband and wife, and Silvia Marzouk, a single person,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 469 on the plan of CANE RIDGE FARMS, PHASE TWO, as shown by plat of record in Instrument No. 20020821-0101307, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Jose D. Lira Castillo, a married man from Michael A. McKaig and wife, Kimberly L. McKaig, by Deed dated May 31, 2013, as Instrument No. 20130606-0057322, in the Register's Office for Davidson County, Tennessee.

Maria de Jesus Gutierrez Hernandez joins in this conveyance to convey any marital interest she may have in said property.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.
2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No. 20020712-0084131 and Instrument No. 20020821-0101307, Register's Office for Davidson County, Tennessee.
3. Covenants, conditions, restrictions, reservations, easements, options, powers of attorney, and limitations on title set forth in restrictions recorded in Instrument No. 20000905-0087103, Instrument No. 20001204-0119093, Instrument No. 20010815-0088370, Instrument No. 20040319-0031603, Instrument No. 20041102-0131848, Instrument No. 20100526-0040558, and in any allied instrument(s) referred to in said restrictions

4. Easement for transmission line and right of way as recorded in Book 4420, page 36, Register's Office for Davidson County, Tennessee.
5. Easement for transmission line and right of way as recorded in Book 4428, page 565, Register's Office for Davidson County, Tennessee.
6. Easement for Metropolitan Government as recorded in Book 5078, page 476, Register's Office for Davidson County, Tennessee.
7. Easement for sanitary sewer as recorded in Instrument No. 20001030-0107214, Register's Office for Davidson County, Tennessee.
8. Easement for United Telephone as recorded in Instrument No. 20020123-0009340, Register's Office for Davidson County, Tennessee.
9. Bylaws of record in Instrument No. 20000905-0087103, Register's Office for Davidson County, Tennessee.
10. Charter of Homeowner's Association of record in Instrument No. 20010815-0088360, Register's Office for Davidson County, Tennessee.
11. Common Area conveyed to Homeowner's Association of record in Instrument No. 20010815-0088361, Register's Office for Davidson County, Tennessee.
12. Assignment of Declarant's rights of record in Instrument No. 20120524-0045812, Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2113 Camille Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 2nd day of November, 2017.

Jose D. Lira Castillo — November 02, 2017 Date

Maria de Jesus Gutierrez Hernandez — November 02, 2017 Date

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 Jose D. Lira Castillo and Maria de Jesus Gutierrez Hernandez, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 2nd day of November, 2017.

My Commission Expires: 4-19-21

Notary Public

J MIRANDA BELOTE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, **KRISTEN TRAINI**, 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.

Signature

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 5-27-19
Notary's Seal (if on paper)

