Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01288-40674

Bill Garrett Davidson County
Batch# 42383 DEEDWARR
12/28/2017 11:11:30 AM 3 pgs
Fees: $18.00 Taxes: $961.63
20171228-0131873

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 22nd day of December, 2017, by and between Girgis Youssef and Joshua Youssef, party of the first part, and Gregory Hartman and Grace Stepanek, both 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:

Land in Davidson County, Tennessee, being Lot No. 41 on the Final Plat of Hamilton Chase, Section One, a Planned Unit Development, as of record in Instrument No. 20051025-0128977 and Certificates of Correction in Instrument No. 20051031-0131297 and in Instrument No. 20051031-0131368, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being all or part of the same property conveyed to Girgis Youssef and Joshua Youssef by virtue of that certain Warranty Deed dated March 3, 2017, and being of record at Instrument No. 20170306-0021845 in the amount of $41,200.00 in the Register's Office of Davidson County, Tennessee.

Sellers warrant that said property is not their primary residence, and has been used for investment purposes only.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, except for year 2018 Davidson County real property taxes, being a lien not yet due and payable, subject to Restrictions of record in said Register's Office including but not limited to 20051031-0131368, 20050728-0087946, 20051031-0131315; 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 GRANTEE(S), 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.

Girgis Youssef

Joshua Youssef

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Girgis Youssef and Joshua Youssef, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 22nd day of December, 2017.

Notary Public

My Commission Expires: 9/25/19

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

Property Owner & Address: Greg M Hartman and Grace A Stepanek

Tax Parcel No 164080C00100CO

Property Address: 3737 Grace Falls Dr.
Antioch, TN 37013

MAIL TAX
BILLS TO: New Owner

STATE OF Tennessee
COUNTY OF Williamson

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 $259,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Dee Welch
AFFIANT

SUBSCRIBED AND SWORN TO before me this 22nd day of December, 2017.

Jill L Swicegood
Notary Public

My Commission Expires: 9/10/2018

JILL L. SWICEGOOD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

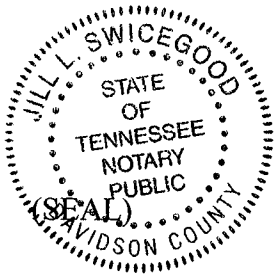
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: Sept 10, 2018

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