Bill Garrett Davidson County
Batch# 58005 DEEDWARR
02/12/2018 03:19:30 PM 2 pgs
Fees: $13.00 Taxes: $843.60
20180212-0013988

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $228,000.00

LeeAnn Malone Coone
Affiant

Subscribed and sworn to before me, this 31st day of January, 2018

Julie Coone
Notary Public

MY COMMISSION EXPIRES: 6/25/2021
(AFFIX SEAL)

JULIE COONE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Youhana Boles 5025 Pebble Creek Drive Antioch, TN 37013	US Bank Home Mortgage Payment Processing 4801 Frederica Street Owensboro, KY 42301	149-10-0045.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Barry W. Cassetty, an unmarried man, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Youhana Boles and Ievon L. Abdelsayed, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Oakwood Subdivision, Phase Six, Section One, of record in Plat Book 7900, Page 419, as corrected by Surveyor's Instrument of Correction of record in Book 8705, Page 870, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Barry W. Cassetty by Special Warranty Deed from Tammy Newman, of record in Instrument No. 20030724-0103660, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 5025 Pebble Creek Drive, Antioch, Tennessee 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. Wherever 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 31st day of January, 2018.

Barry W. Cassetty

Barry W. Cassetty

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Barry W. Cassetty, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 31st day of January, 2018.

Notary Public

My Commission Expires: 6/22/20

Judy S. Wells
State of Tennessee Notary Public
Williamson County

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Julie Coone
Notary's Signature

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.

My commission expires: 5-3-2021