30733-5 BOX 14

WARRANTY DEED

Bill Garrett Davidson County
Batch# 99787 DEEDWARR
06/04/2018 11:17:39 AM 2 pgs
Fees: $13.00 Taxes: $1,076.70

20180604-0052935

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $291,000.00

Melinda Zupinski
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2018

Notary Public

MY COMMISSION EXPIRES: 1/17/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ronald Zupinski	USAA Payment Processing	087-01-0B-017.00
(NAME)	(NAME)	
300 Rachels Meadow Court	PO Box 650660	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Dallas TX 75265-0660	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 considerations, the receipt of which is hereby acknowledged, we, **Selam D. Yosef and Robel Yohannes, wife and husband** , hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Ronald Zupinski and Melinda Zupinski, husband and wife**, hereinafter called the GRANTEE(S), 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 all of Lot No. 17 on the Plan of Revised Plat for Monticello, a Cluster Lot Development, of record in Plat Instrument No. 20060417-0043313, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Selam D. Yosef, married by Warranty Deed from Jennifer C. Esbenshade and Adam J. Esbenshade, husband and wife, dated 10/14/2011 recorded 10/19/2011, of record in Instrument No. 20111019-0081403, in the Register's Office for Davidson County, Tennessee. Robel Yohannes, spouse of Selam D. Yosef, hereby joins in this conveyance for the purpose of conveying to the Grantee(s) any and all interest that he may have in said property, including but not limited to the marital interest.

Subject to all matters shown on the plat of record in Plat Instrument No. 20060417-0043313, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions of record in Instrument No. 20060912-0112994, Amendment to Declaration of record in Instrument No. 20060927-0119791 and Instrument No. 20121212-0114617; together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin; Easement contained in Warranty Deed of record in Book 1536, Page 355; Easement contained in Stormwater Detention Agreement of record in Instrument No. 20040702-0078871; and Easement contained in Dedication of Maintenance Agreement for Sewage Pumps, Service Lines, Ingress/Egress and Appurtenances of record in Instrument No. 20070507-0054247, all of record in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other

easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 300 Rachels Meadow Court, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), 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, 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 GRANTEE(S), 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 our hands this 31st day of May, 2018.

Selam D Yosef
Selam D. Yosef

Robel Yohannes

State of Tennessee
County of Wilson

Personally appeared before me Selam D. Yosef and Robel Yohannes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of May, 2018.

Notary Public
My Commission Expires: 5-17-21

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

MARILYN C. ... STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON