THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180516268

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $192,000.00.

Affiant

Subscribed and sworn to before me, this 7th day of June, 2018.

Notary Public
My Commission Expires: _____

MCKENZIE TEASLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 17, 2020

Bill Garrett Davidson County
Batch# 107391 DEEDQC
06/22/2018 09:26:22 AM 2 pgs
Fees: $13.00 Taxes: $710.40

20180622-0060279

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
MaryAnne Porter	New Owner	Tax Parcel ID No.
1852 Shaylin Loop	4168 Greenwood Street	173-05-0A-025.00 CO
Antioch TN 37013	Newbury Park, CA 91320	

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, **Christopher L Youssi and Sandra L Youssi, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **MaryAnne Porter, a single woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 25, (being erroneously referred to as Lot 25 on previous deeds) on the Horizontal Property Regime for Barnes Crossing, as recorded in the Master Deed of record in Instrument No. 20050721-0084791 and re-recorded in Instrument No. 20050805-0092480, amended in Instrument No. 20051114-0136938 and Instrument No. 20071227-0147998, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to CHRISTOPHER L. YOUSSI and SANDRA L. YOUSSI, husband and wife, by deed from SHAUNA K. CRIST, of record in Instrument No. 20170428-0041812, dated April 21, 2017, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 173-05-0A-025.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20050721-0084791 and re-recorded in Instrument No. 20050805-0092480, amended in Instrument No. 20051114-0136938 and Instrument No. 20071227-0147998, said Register's Office.

Matters shown on the Boundary Plan of record in Instrument No. 20050128-0010427, said Register's Office.

Right-of-Way Dedication of record in Instrument No. 20050811-0095171, said Register's Office.

Easement granted to Comcast of Nashville I, LLC, of record in Instrument No. 20131021-0109630, said Register's Office.

This is improved property located at 1852 Shaylin Loop Antioch TN 37013

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 7th day of June, 2018.

Christopher L Youssi

Sandra L Youssi

BY: Christopher L Youssi, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christopher L. Youssi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Sandra L. Youssi and that he is authorized by Sandra L. Youssi to execute this instrument on their behalf.

WITNESS my hand, at office, this 16th day of October 2017.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018