Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

File Number: 1806385

Bill Garrett Davidson County
Batch# 126464 DEEDWARR
08/08/2018 02:52:30 PM 3 pgs
Fees: $18.00 Taxes: $906.50
20180808-0078111

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $245,000.00.

Affiant

Subscribed and sworn to before me, this 6th day of August, 2018.

Notary Public
My Commission Expires: 4-13-2

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Youssef Boughroum	CMG Mortgage, Inc.	16111005300
551 Huntington Pkwy	3160 Crow Canyon Road, Ste. 400	
Nashville, TN 37211	San Ramon, CA 94583	

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Joy L. Dillman, Successor Trustee of The Velma M. Bradshaw Living Trust, Dated March 17, 2016**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Youssef Boughroum and Houda Moudnib, husband and wife,** hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Being Lot No. 361 on the plan of Huntington Park, Section III, as of record in Book 4460, Page 68. Said Lot No. 361 fronts 74.0 feet on the southerly margin of Huntington Parkway and extends back between parallel lines, 160.0 feet to a dead line in the rear on which it measures 74.0 feet.

Being the same property conveyed to Velma M. Bradshaw Trustee, and her successors under a Revocable Living Trust for the benefit of Velma M. Bradshaw, The Velma M. Bradshaw Living Trust, by Quitclaim Deed, from Velma M. Bradshaw, dated March 17, 2016, of record in Instrument No. 20160329-0029274, Register's Office for Davidson County, Tennessee. Velma M. Bradshaw, having since died on March 9, 2018, leaving Joy L. Dillman, Successor Trustee of The Velma M. Bradshaw Living Trust, Dated March 17, 2016, as shown of record in Instrument No. 20180808007811O Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is _X_ improved ___unimproved property known as 551 Huntington Pkwy, Nashville, TN 37211.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 3 day of August, 2018.

The Velma M. Bradshaw Living Trust, Dated March 17, 2016

BY: Joy L Dillman, Successor Trustee
Joy L Dillman, Successor Trustee

State of Texas
County of Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Joy L. Dillman, Successor Trustee of The Velma M. Bradshaw Living Trust, Dated March 17, 2016 with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Murfreesboro, TN~~ Round Rock, TX, this ~~the~~ 3rd day of August, 2018.

AMIT J JETWA
Notary ID #129454133
My Commission Expires
June 11, 2021

Notary Public at ~~Large~~
My Commission Expires: 06/11/2021

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, 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

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 5-2029

(SEAL)

JESSICA SPARNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY