WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $253,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th day of September 2018.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Yousef Hanna Yousef	Quicken Loans Inc.	135 10 0C 084.00
(NAME)	(NAME)	
3313 Vinewood Ct	1050 Woodward Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Detroit, MI 48226	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Seife Gashaw and Dinkinesh Tenfa, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Yousef Hanna Yousef, a single man**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Lot Number 78 on the Final Plat Ransom Park, Section Four of record in Instrument Number 20040323-0032419, Register's Office for said County, to which reference is made for a more complete description of said property.

Being the same property conveyed to Seife Gashaw and Dinkinesh Tenfa by Special Warranty Deed from HSBC Bank USA, National Association, as Trustee under the Pooling and Servicing Agreement dated as of May 1, 2005, Fremont Home Loan Trust 2005-B dated August 27, 2008 and recorded September 8, 2008 as Instrument No. 20080908-0091930, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3313 Vinewood Ct. Nashville, TN 37217

Karen Y Johnson Davidson County
Batch# 137179 DEEDWARR
09/05/2018 11:31:30 AM 2 pgs
Fees: $13.00 Taxes: $863.95
20180905-0087752

File Number: GRN-186729FC

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, has 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 our hands this 4 day of September, 2018

Seife Gashaw

Dinkinesh Tenfa

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Seife Gashaw and Dinkinesh Tenfa, husband and wife, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of September, 2018.

Notary Public

My Commission Expires:

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Comm. Expires
July 6, 2020

True Copy Certification

I, Penny Y. Ray, 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 Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/10/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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