Karen Y Johnson Davidson County
Batch# 151687 DEEDWARR
10/16/2018 10:38:24 AM 2 pgs
Fees: $13.00 Taxes: $999.00
20181016-0102368

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00.

Elaine C. Williamson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of October, 2018.

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Notary Public
MY COMMISSION EXPIRES: 1-24-22
File No. G18-3318

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Mari Hanna Yousef (NAME)	Quicken Loans Inc., ISAOA (NAME)	135-14-0B-031.00-C
(STREET ADDRESS)	1050 Woodward Avenue (STREET ADDRESS)	
(CITY) (STATE) (ZIP)	Detroit, MI 48226 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Ronald Keith Terry, a married man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mari Hanna Yousef, a single woman,** 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:

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Ransom Place, Phase I, of record in Book 6900, Page 922 Register's Office for Davidson County, Tennessee, to which plan of reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Ronald Keith Terry, an unmarried man by Warranty Deed dated January 29, 1993 from Ransom Place Homes, Inc., recorded February 3, 1993, in Book 8855, Page 751, in the Register's Office of Davidson County, Tennessee.

Ronald Keith Terry is now married. Susanne M. Terry joins in this conveyance for the purpose of conveying any interest she may have in said property, particularly her marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.
2. Subject to the Restrictive Covenant, Condition, or Restrictions of record in Book 8505, Page 235, Book 8846, Page 184, Book 9402, Page 371, Page 10421, Page 358, Book 8550, Page 764, Book 8926, Page 420, Book 9464, Page 547, Book 8707, Page 86, Book 9402, Page 362, Book 9653, Page 148, Register's Office for Davidson County, Tennessee.
3. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 6900, Page 922-924, Amendments in Book 7885, Page 867, Instrument Number 200111190126925, Register's Office for Davidson County, Tennessee.
4. Subject to Charter of Homeowner's Association of record in Boook 8550, Page 766, Register's Office for Davidson County, Tennessee.

5. Subject to Common Area conveyed to Homeowner's Association of record in Book 7885, Page 869 and Instrument Number 200105300055831, Register's Office for Davidson County, Tennessee.
6. Subject to Sanitary Sewer / Storm Drainage Easement of record in Book 7389, Page 133, Register's Office for Davidson County, Tennessee.
7. Subject to Utility Easement of record in Book 2649, Page 593, Register's Office for Davidson County, Tennessee.
8. Subject to Storm Water Detention Joint Maintenance Agreement of record in Book 6865, Page 79, Assignment of Rights of record in Book 7193, Page 239, Register's Office for Davidson County, Tennessee.

The 2017 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2000 Ransom Place, Nashville, TN 37217.

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. Whenever 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 15th day of October, 2018.

Ronald Keith Terry

Suzanne M. Terry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of October, 2018, before me personally appeared Ronald Keith Terry and Suzanne M. Terry, husband and wife, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 15th day of October, 2018.

Notary Signature
My commission expires:

D. TODD SMITH SHOLAR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-27-2022

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066