BOX 10-A

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 155411 **DEEDWARR**
10/31/2018 10:24:17 AM 2 pgs
Fees: $13.00 Taxes: $592.00

20181031-0107739

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30 DAY OF October 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN My Commission Expires August 30, 2021

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DeAnne Youssefi and Parviz Youssefi	New Owner	
(NAME)	(NAME)	
5005 Pearson Pl		14716014300
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE, **RONALD MCCONNELL AND WIFE, DEBBIE MCCONNELL**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DEANNE YOUSSEFI AND PARVIZ YOUSSEFI, WIFE AND HUSBAND,** 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:

Being Lot No. 57 on the Plan of Tusculum Fields, as of record in Book 2330, Page 16, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed by Warranty Deed from James Horage Wilson and wife, Joyce Faye Wilson to Ronald A. McConnell and wife, Debbie L. McConnell as recorded on the 13th day of February, 1970 in Deed Book 4397, Page 591, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed by Quit Claim Deed from Ronald A. McConnell and Debbie L. McConnell, husband and wife to Ronald A. McConnell and Debbie L. McConnell, husband and wife and Francis H. Haynes, married as recorded on the 1st day of April, 2010 in Instrument No. 20100401-0024544, said Register's Office.

Being the same property conveyed by Quitclaim Deed from Ronald McConnell and wife, Debbie McConnell and Francis H. Haynes, married to Ronald McConnell and wife, Debbie McConnell as recorded on the 24th day of April, 2013 in Instrument No. 20130424-0040578, said Register's Office.

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

unimproved _
This is improved x property, known as 5005 Pearson Pl, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

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. 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 30 day of October, 2018

RONALD MCCONNELL

DEBBIE MCCONNELL

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronald McConnell and Debbie McConnell, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30 day of October, 2018.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 8, 2021

Notary Public