Karen Y Johnson Davidson County
Batch# 160356 DEEDWARR
11/15/2018 10:21:30 AM 3 pgs
Fees: $18.00 Taxes: $714.10
20181115-0112517

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $193,000.00

Affiant

Subscribed and sworn to before me, this 14th day of November, 2018.

Notary Public

My commission expires: 3/10/19

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Yahya Beshay **Mary Tanyoos**	**US Bank National Association**	**175060A02200CO**
920 Birchmill Point S	**PO Box 20005**	
Antioch, TN 37013	**Owensboro, KY 42304-0005**	

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 HEREBY ACKNOWLEDGE, WE,

Stephen Burrum and Michelle Burrum, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Yahya Beshay and Mary Tanyoos, husband and wife

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 all of Lot No. 22 (Twenty-Two), on the Plan of Final Plat, Section One, The Preserve at Old Hickory, "Cluster Lot Subdivision", A Planned Unit Development, according to plat and survey appearing of record in Instrument Number 20060824-0104545, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Stephen Burrum, a single person, by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, dated March 29, 2010, of record in Instrument No. 20100407-0025946, Register's Office for Davidson County, Tennessee. Michelle Burrum enters into the execution of this instrument conveying any and all marital interest she may have in said property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Easements of record in Instrument No. 20061013-0127087, Book 4542, page 131, Book 3616, page 453, Book 3570, page 13, Book 3571, page 599, Book 4453, page 154, Book 4425, page 582, Book 2346, page 378, Instrument No. 20061013-0127208, said Register's Office.

Declaration of Taking to USA (TVA) of record in Book 11335, page 609, and Instrument No. 20021017-0127752, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20041103-0132562, said Register's Office.

HOA Charter of record in Instrument No. 20060824-0104548, said Register's Office.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 920 Birchmill Point S, Antioch, TN 37013.

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 in 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.

Stephen Burrum Date: 11/13/18
Stephen Burrum

Michelle Burrum Date: 11/13/18
Michelle Burrum

STATE OF TN

COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State, Stephen Burrum and Michelle Burrum , the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13 day of November, 2018.

NOTARY PUBLIC

My Commission Expires: 12-1-20

ANGELA GRACE VANCE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

True Copy Certification

I, Anita Lester, 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 DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.