Karen Y Johnson Davidson County
Batch# 179155 DEEDWARR
12/31/2018 11:31:36 AM 2 pgs
Fees: $13.00 Taxes: $610.50
20181231-0126397

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr. Ste. 290
Brentwood, TN 37027
B18-2635

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st day of December, 2018

Notary Public

Commission Expires: 9/18/22

MELANIE HARPER STATE OF TENNESSEE NOTARY PUBLIC County of Rutherford

Address of New Owner	Send Tax Bills To:	Map & Parcel
Cameron S. Gumpy 110 Minnette Court Nashville, TN 37207	Liberty Financial 9520 Ormsby Station Rd Ste 20 Louisville, KY 40223	071-08-0-400.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Sheren Yousef, a married person, and Ayoub George

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cameron S. Gumpy, unmarried

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. 309-B on the Zone Lot Division of Lots 309 and 311 on the Plat of Resubdivision Part 4 Shepardwood of record in Book 5210, Page 159 and Book 6250, Page 522, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Vickie E. Stevenson by Cash Deed from Jack Kemp, Secretary of Housing and Urban Development, of Washington, D.C., of record in Book 8753, Page 559, Register's Office for Davidson County, Tennessee, dated September 30, 1992 and recorded on October 09, 1992.

Being the same property conveyed to Vickie E. Stevenson and Sean Anthony City by Quitclaim Deed from Vickie E. Stevenson, of record in Book 10550, Page 190, Register's Office for Davidson County, Tennessee, dated July 29, 1997 and recorded on July 31, 1997.

The said Vickie E. Stevenson (aka Vickie Stevenson) and Sean Anthony City having since divorced and by Final Decree of Divorce - Docket No. 08 D - 611 in the Fourth Circuit Court of Davidson County, Tennessee, and in Instrument No. 20121016-0094753, in the Register's Office for Davidson County, Tennessee, said property was divested out of Sean City and vested in Vickie Stevenson.

Being the same property conveyed to Sheren Yousef, married and Ayoub George by Warranty Deed from Vickie Stevenson Sparks, and husband Maurice Sparks of record in Instrument No. 20170608-0057654, Register's Office for Davidson County, Tennessee, dated June 07, 2017 and recorded on June 08, 2017.

*It is the Grantors statement that they and their spouses have never occupied said property being conveyed to the herein named Grantees.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 110 Minnette Court, Nashville, TN 37207

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 21st day of December, 2018.

Sheren Yousef

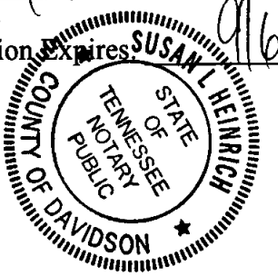
Ayoub George

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Sheren Yousef and Ayoub George** 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 Brentwood, Tennessee this 21st day of December, 2018.

Notary Public
My Commission Expires: 9/6/22



(Notary Seal)

Return To:
Regal Title, LLC
316 W. Main St
Murfreesboro, TN 37130