WARRANTY DEED

Karen Johnson Davidson County
Batch# 257887 DEEDWARR
07/17/2019 09:22:30 AM 2 pgs
Fees: $13.00 Taxes: $1,006.40

20190717-0069779

JUDITH C. JACOBS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $272,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of July, 2019

Notary Public

MY COMMISSION EXPIRES: 1-20-20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Yousef Hanna Yousef	United Wholesale Mortgage	135-14-OB-45.00 CO
(NAME)	(NAME)	
2056 Ransom Place	585 South Blvd E	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Pontiac, MI 48341	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten 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, We, **Ralph L. Johnson and Mary M. Johnson, HUSBAND AND WIFE,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do 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:

Land in Davidson County, Tennessee, being Lot No. 45 on the Plat of Ransom Place, Section One, Phase Two, according to the plan of record in Plat Book 7900, page 463, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Ralph Johnson and Mary Johnson, husband and wife, by Warranty Deed from Larry A. Powell and wife, Wanda J. Powell dated May 5, 2017 and recorded in Instrument Number 20170508-0045261, Register's Office for Davidson County, Tennessee.

All matters appearing on a the Plan of record in Plat Book 7900, page 463, Register's Office for Davidson County, Tennessee
Any and all easements and or restrictive covenants affecting the property described herein, including but not limited to restrictive covenants of record in Book 7867, page 81, Register's Office for Davidson County, Tennessee.

Quitclaim Deed to the Ransom Place Homeowners Association as found of record in Instrument Number 20010530-0055831, Register's Office for Davidson County, Tennessee.

Any and all zoning regulations, building restrictions and setback lines, if any , and all easements for public utilities.

Taxes have been prorated and assumed by the Grantee(s).

unimproved ☐

This is improved ☑ property, known as 2056 Ransom Place, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hands this 16th day of July, 2019.

Ralph L. Johnson

Mary M. Johnson

State of Tennessee
County of Davidson

Personally appeared before me, THE UNDERSIGNED NOTARY IN AND FOR THE AFOREMENTIONED COUNTY AND STATE, Ralph L. Johnson and Mary M. Johnson, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 16th day of July, 2019.

Notary Public Judith C. Jacobs
My Commission Expires: 1-20-20

File No.: 201907045

JUDITH C. JACOBS
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY