Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $545,000.00

Affiant

Subscribed and sworn to before me this 20th day of November, 2020.

Notary Public
My commission expires: 2/12/23

Karen Johnson Davidson County
Batch# 521740 DEEDWARR
11/25/2020 01:34:30 PM 3 pgs
Fees: $18.00 Taxes: $2,016.50
20201125-0138485

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information:
Fikri Youssef and Margot Jalil Youssef	F&M Bank	172-09-0A-225.00-C
224 Bateman Avenue	10 Cadillac Dr., Suite 100	
Franklin, TN 37067	Brentwood, TN 37027	

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **William T. Priest and Mackenzie E. Priest, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Fikri Youssef and Margot Jalil Youssef, husband and wife** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 223, Section Five-A, Banbury Crossing, as shown on plat of record in Instrument No. 20020830-0105357, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to William T. Priest and wife, Mackenzie E. Priest by deed from Lynn McLeod, unmarried, of record in Instrument No. 20180524-0049820, Register's Office for Davidson County, Tennessee, and dated May 23, 2018.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Banbury Crossing of record in Instrument No. 20020830-0105357 Register's Office for Davidson County, Tennessee.

2. Restrictive covenants of record in Book 4148 Page 261, Book 10369 Page 48, Book 10962 Page 516, Book 10970 Page 943, Instrument No. 20030728-0105031, and Instrument No. 20051020-0126681 Register's Office for Davidson County, Tennessee.

3. Charter of Banbury Crossing Homeowners Association of record in Book 11187 Page 575 Register's Office for Davidson County, Tennessee.

4. By-Laws of record in Instrument No. 20020610-0070239 Register's Office for Davidson County, Tennessee.

Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable

This property is improved property known as 1101 Banbury Lane, Brentwood, TN 37027

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 20th day of November, 2020.

William T. Priest

Mackenzie E. Priest

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 20th day of November, 2020, before me personally appeared William T Priest and Mackenzie E Priest, 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's (or persons') free act and deed.

Witness my hand, at office, this 20th day of November, 2020.

Notary Signature
My commission expires 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY