Box 10-A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$220,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF OCTOBER, 2001.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KEVIN D. MONTGOMERY NOTARY PUBLIC Exp. 10/25/2003 DAVIDSON COUNTY TENNESSEE

RETURN TO :
PREMIER TITLE & ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TENNESSEE 37215

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P. C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brad L. Boyce	**Fifth Third Mortgage Company**	**132-1-157**
(NAME)	(NAME)	
4109 Albert Drive	**250 West Main Street**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	**Lexington, KY 40507**	
(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, **THOMAS SCOTT YOUNG AND WIFE, LAUREN WILSON YOUNG**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRAD L. BOYCE AND WIFE, RONDA G. BOYCE**, 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. 162 on the Plan of Rolling Meadows, as of record in Plat Book 1424, Pages 98 and 99, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Thomas Scott Young and wife, Lauren Wilson Young by deed from William K. Downey and wife, Beth A. Downey of record in Book 10763, Page 478 Register's Office for Davidson County, Tennessee.

This conveyance is subject to matters shown on the recorded plan, to applicable easements and restrictions of record and Property Taxes for the current year.

unimproved ☐

This is improved ☒ property, known as **4109 Albert Drive, Nashville, TN 37204**

(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 our hands this 29th day of October, 2001.

Thomas Scott Young

Lauren Wilson Young

Davidson County DEEDWARR
Recvd: 10/30/01 11:13 2pgs
Fees:13.00 Taxes:814.00

20011030-0118055

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 Thomas Scott Young and Lauren Wilson Young, 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 29th day of October, 2001.

Commission expires: July 26, 2003

Shannon Philbin Notary Public

SHANNON PHILBIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 26, 2003