WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/13/04 09:20 1pgs
Fees:13.00 Taxes:294.15

20040713-0083074

This Instrument Prepared Upon Information Furnished by Parties

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF JULY, 2004.

Notary Public

MY COMMISSION EXPIRES: 11-24-2007

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Capital Journey, LLC 201 Thompson Lane, Ste 200, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	Map: 33-12
Sam N. Young	New Owner	Parcel: 116
210 Wyndom Court		
Goodlettsville, TN 37072		

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, I, **James Roberts,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sam N. Young**, HEREINAFTER CALLED THE GRANTEE, HIS 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. 18 on the Plan of Gateway, Section 1, of record in Plat Book 330, page 39 and 40, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James Roberts by deed from Chris Palmer, Successor Trustee, of record as Instrument No. 20040511-0053683, said Register's Office.

This is ~~improved~~ unimproved ☐ property, known as 436 Janette Av., Goodlettsville, TN 37072

(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 hand this 7 day of July, 2004.

JAMES ROBERTS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, Notary Public of said State and County, James Roberts, with whom I am personally and executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 7 day of July, 2004.

Sarah Evans
Notary Public

Commission Expires: 11-24-2007

SARAH EVANS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
NOV. 24, 2007