Return to: Hallmark Title Company
100 Bluegrass Commons Blvd., Suite 115
Hendersonville, TN 37075

File No. 260100411

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,637.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JANUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: ~~November 22, 2008.~~ 7-29-06

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 02/02/06 15:40 2 pgs
Fees:13.00 Taxes:601.76

20060202-0013351

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1517 Hunt Club Blvd., Suite 100
Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin Rivera	Benjamin Rivera	042-04-0-019.01
(NAME) 1025 Highland Circle	(NAME) 1025 Highland Circle	
(ADDRESS) Madison, Tennessee 37115	(ADDRESS) Madison, Tennessee 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Keith R. Youngster, an unmarried person, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Benjamin Rivera, an unmarried person, HEREINAFTER CALLED THE GRANTEE(S), 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 the Eastern one-half of Lot No. 6, on the Plan of Bransford Realty Company's Amqui Subdivision, as shown of record in Book 421, Page 38-39, of the Register's Office of Davidson County, Tennessee, said part of Lot No. 6 fronts 100 feet on the North side of Highland Circle and extends back between lines, as measured from the center of said circle, 931 feet, more or less, on the Westerly line and 988 feet on the easterly line, to dead line in the rear on which it measures 150 feet thereon, more or less.

Being the same property conveyed to Keith R. Youngster, an unmarried man, by Special Warranty Deed dated August 4, 2003 of record in Instrument NO.20030829-0125933, Register's Office for Davidson County, Tennessee.

All matters shown on the plan of record in Book 421, Pages 38-39; all in the Register's Office for Davidson County, Tennessee.

Real property taxes for the year 2006 and thereafter, a lien not yet due and payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1025 Highland Circle, Madison, TN 37115
(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 GRANTEE(S), His heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), His 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 hand(s) this 30th day of January, 2006.

Keith R. Youngster

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Keith R. Youngster, an unmarried man the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 30th day of January, 2006.

Commission expires: November 22, 2008



Kim Gillespie Notary Public

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