WARRANTY DEED

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC WARNER COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $257,500.00

X Robin K Young
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of May, 2007.

Melissa D. Rogers
Notary Public

MY COMMISSION EXPIRES: March 24, 2009.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 379 East Main Street
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robin K. Young	Robin K. Young	
(NAME) 832 Hunters Hill Trace	(NAME) 832 Hunters Hill Trace	124-122
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20070967

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, Bobby Vernon Dycus, Sr.**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Robin K. Young and Larry C. Young**, 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. :

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 3251 Pugh Road, Hermitage, TN 37076

(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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 25th day of May, 2007.

Davidson County DEEDWARR
Recvd: 06/04/07 10:39 2 pgs
Fees:13.00 Taxes:952.75

20070604-0065904

X Bobby Vernon Dycus Sr.
Bobby Vernon Dycus, Sr.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Bobby Vernon Dycus, Sr., the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Bobby Vernon Dycus, Sr. executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of May, 2007.

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC WARNER COUNTY, TN

Commission expires: March 24, 2009

Melissa D. Rogers
Melissa D. Rogers Notary Public

EXHIBIT A

Being Tract No. 3 on an unrecorded survey prepared by William A. Cummings, Registered Land Surveyor No. 1314, of Bob Cummings Land Surveyors, dated June 20, 1994, and being part of Parcel 013 of Tax Map 124 described as follows:

Beginning at an iron pin in the northerly right-of-way (R/W) of Pugh Road (25 feet from the centerline) Said iron pin marking the Southwest corner of the herein described tract and being located easterly along said R/W as follows:

South 67 degrees 17 minutes 49 seconds East 65.42 feet to the beginning of a curve concave to the North having a radius of 911.25 feet and an arc distance of 289.53 feet through a central angle of 18 degrees 12 minutes and 16 seconds to the point of tangency; South 85 degrees 30 minutes 05 seconds East 98.51 feet from the easterly boundary line of property owned by Anna Mathis Doyle of record in Deed Book 4415, page 398 in the Register's Office of Davidson County, Tennessee; thence, leaving the point of beginning and severing subject property North 03 degrees 14 minutes 53 seconds East 1056.95 feet to an iron pin; thence, with the southerly boundary line of property owned by Brown Taylor and wife, Sammie of record in Deed Book 8215 page 882, South 85 degrees 42 minutes 00 seconds East 220.04 feet to an iron pin; thence, again severing subject property South 03 degrees 14 minutes 53 seconds West 1057.72 feet to an iron pin; thence, with the northerly R/W of Pugh Road (25 feet from the centerline) as follows: North 85 degrees 30 minutes 05 seconds West 220.05 feet to the beginning containing 5.34 acres.

BEING all of the same property conveyed to Bobby Vernon Dycus, Sr. and wife, Lois G. Dycus by Warranty Deed from Daniel N. Miller, Trustee dated September 20, 1994 of record in Book 9473, Page 655, Register's Office for Davidson County, Tennessee.