Davidson County DEEDWARR
Recvd: 06/29/07 09:45 2 pgs
Fees:13.00 Taxes:628.63

20070629-0077697

(1)

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,900.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF June, 2007.

Notary Public

MY COMMISSION EXPIRES: 1-20-09
(AFFIX SEAL)

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

ET-07-0356

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jon Patrick Young	New Owner	
3160 Lake Drive	(NAME)	86-14-B-62 CO
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ROWLAND HUNTER AND WIFE, ANDREA BETH HUNTER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JON PATRICK YOUNG, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 118, FLEETWOOD SUBDIVISION (REVISED), PHASE ONE, as shown on plat of record in Plat Book 6900, Page 466, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Rowland Hunter and wife, Andrea Beth Hunter by Warranty Deed from John Brannon Alberty and wife, Stephanna L. Alberty, recorded on the 6th day of July, 2006 in Instrument No. 20060706-0080828, in the Register's Office of Davidson County, Tennessee.

Subject to any and all existing restrictions and easements of record if any; including those listed in Plat Book 6900, page 466; Book 7170, page 987; Book 7628, page 6; Book 7107, page 408; Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 3160 Lake Drive, Hermitage, Tennessee 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 GRANTEE(S), their 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), 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/our hand(s) this 27th day of June, 2007.

Rowland Hunter

Andrea Beth Hunter

STATE OF Tennessee
COUNTY OF Wilson

On this the 27th day of June, 2007, before me personally appeared Rowland Hunter and wife, Andrea Beth Hunter to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 27th day of June, 2007.

Beverly J. Heatherly

Notary Public

My Commission Expires: 09-16-07

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.

RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520