File No. 280901019

WARRANTY DEED

LYNN F. VAUGHT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF DECEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: March 20, 2011.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

Davidson County DEEDWARR
Recvd: 12/08/08 10:46 2 pgs
Fees:13.00 Taxes:407.00
20081208-0118372

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sam N. Young	SAME	062-04-0-013.00
(NAME)	(NAME)	
220 Wyndom Court		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(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, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Juanita Cleveland, Trustee of the Andy B. Peeler Special Needs Trust**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Sam N. Young, unmarried**, 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. 75 on the Map of Marlin Meadows, Section Four, as of record in Book 2133, Page 66 and 67, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 75 fronts 155 feet on the south side of Evergreen Trail and runs back between lines, 310.4 feet on the west line and 345.85 feet on the east line, which is a broken line, to a dead line in the rear on which it measures 166 feet.

Being the same property conveyed to Juanita Cleveland, Trustee of the Andy B. Peeler Special Needs Trust by deed from Juanita L. Cleveland, Executor of the Estate of Louise B. Peeler of record in Instrument 200809150093884 on 09/02/2008 and filed for record on 09/15/2008, Register's Office for said County.

This conveyance is subject to all matters as set forth on plat of record in Book 2133, Page 66 and Page 67; Electrical Permit of record in Book 5497, Page 426; Register's Office for Davidson County, Tennessee.

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 705 Evergreen Trail, Madison, TN 37115-5435

(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, his heirs and assigns forever; and GRANTOR covenants with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and GRANTOR further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, 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 hands this 3rd day of December, 2008.

Juanita Cleveland, Trustee of the Andy B. Peeler Special Needs Trust

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Juanita Cleveland, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the Trustee of the Andy B. Peeler Special Needs Trust, the within named bargainor, and that she being authorized to do so, executed the foregoing instrument for the purpose therein contained.

Witness my hand at office this 3rd day of December, 2008.

Commission expires: March 20, 2011

Lynn F. Vaught Notary Public

LYNN F. VAUGHT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

File Number: 280901019

RETURN TO:

Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129