File No. 290600595

WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF JULY, 2009.

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shawn P. Young	New Owner	147090051.00
(NAME)	(NAME)	
367 BARRYWOOD DR.		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37211		
(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, John A. Purdy, married, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Shawn P. Young, _____, 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 Lot No. 83 on the Plan of a Re-Subdivision of part of Crievewood, as of record in Plat Book 2330, Page 90, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to John A. Purdy, unmarried, by Warranty Deed from Susan L. Cayton (f/k/a Susan L. Couch, unmarried) and husband, Thomas W. Cayton, dated April 30, 2002, filed for record on May 3, 2002 in Instrument Number 20020503-0054727, Register's Office for Davidson County, Tennessee.

Davidson County Taxes for the year 2009 and subsequent years, a lien, not yet due and payable. All prior years are paid. Tax Parcel Identification Number 147-090-051.00.

All matters as set forth on the plat of record in Plat Book 2330, Page 90, said Register's Office.

Restrictive Covenants of record in Deed Book 2491, Page 278, said Register's Office.

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 367 Barrywood Dr., Nashville, TN 37211
(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.

BILL GARRETT, Davidson County
Trans:T20090047119 DEEDWARR
Recvd: 07/14/09 09:49 2 pgs
Fees:13.00 Taxes:702.63

20090714-0065615

Witness my/our hands this 6th day of July, 2009.

John A. Purdy

Kathryn Delmez

* KATHRYN DELMEZ WIFE OF JOHN A. PURDY JOINS IN THIS INSTRUMENT TO CONVEY ANY AND ALL INTEREST SHE HAS IN SAID PROPERTY.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, John A. Purdy and Katherine Delmez, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 7/6/2009.

Witness my hand at office this 6th day of July, 2009.

Commission expires:

10/10/09

Notary Public

File Number: 290600595

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

