BILL GARRETT, Davidson County
Trans:T20110068402 DEEDWARR
Recvd: 11/01/11 12:34 2 pgs
Fees:13.00 Taxes:591.63
20111101-0084896

Warranty Deed

ANITA LESTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $159,900.00. Affiant Subscribed and sworn to before me, this the 31st day of October, 2011. Notary Public My commission expires: 1-9-12

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Peggy H. Dennis	Primary Residential Mortgage, Inc.	Map: 128-10
7941 Sawyer Brown Rd.	4750 West Wiley Post Way, #200	Parcel: 42.00
Nashville, TN 37221	Salt Lake City, UT 84116	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **FARRIS YOUNG AND BRENDA YOUNG, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PEGGY H. DENNIS, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR 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. 20 on the Plan of Stacy Square, Section 2, as of record in Book 4175, page 30, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Farris Young and Brenda Young by deed from CitiMortgage, Inc. of record in Instrument 200908130076261, Register's Office for Davidson County, Tennessee, dated July 30, 2009. And being the same property conveyed to CitiMortgage, Inc., by Trustee's Deed from Shellie Wallace, Successor Trustee of record in Instrument 200906150055358, Register's Office for Davidson County, Tennessee, dated June 11, 2009. And being the same property conveyed to James T. Ralph by Quitclaim Deed from Kelly J. Davis of record in Instrument 200304230054421, Register's Office for Davidson County, Tennessee, dated April 11, 2003. And further, being the same property conveyed to James T. Ralph and wife Kelly J. Davis by deed from George F. Bartlett of record in Book 11184, page 16, Register's Office for Davidson County, Tennessee, dated October 30, 1998.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 7941 Sawyer Brown Rd., Nashville, TN 37221.

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/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and

forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 31st day of October, 2011.

Farris Young

Brenda Young

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Farris Young and Brenda Young, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31st day of October, 2011.

Notary Public

My Commission Expires:

