03

Really Title

Prepared By & Return To:
Clarity Title, LLC
815 Loretta Drive
Goodlettsville, TN 37072
File No. 12-0480T

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$211,000.00.**

Affiant

RACHELLE CAUDILL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18th **day of July, 2012.**

Rachelle Caudill
Notary Public
Commission Expiration: 9/22/14

ADDRESS OF NEW OWNER:
Mary D. Scott
4137 Helena Bay Court
Hermitage, TN 37076

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL:
Map 097-08-0

Parcel 105.00

WARRANTY DEED

FOR AND IN 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,

Bradford W. Young and wife, Stacy C. Young

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mary D. Scott, unmarried and Mary A. Duncan, unmarried, as tenants in common with expressed rights of survivorship

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:

Being all of Lot No. 9 on the Plan of Final Plat, Lake Park, Section Twelve, as shown by plat appearing of record in Plat Book 8250, Page 804, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Bradford W. Young and wife, Stacy C. Young by Warranty Deed dated February 22, 2002 from Eric Scoggin, and filed of record on February 28, 2002 in Instrument No. 20020228-0025597, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is **improved** property known as: **4137 Helena Bay Court, Hermitage, TN 37076**

BILL GARRETT, Davidson County
Trans:T20120053364 DEEDWARR
Recvd: 07/19/12 15:24 2 pgs
Fees:13.00 Taxes:780.70

20120719-0063688

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 we do covenant with the said GRANTEES 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 or our assigns, 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, 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 hand this 17 day of July, 2012.

Bradford W. Young

Stacy C. Young

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, personally appeared Bradford W. Young and Stacy C. Young with whom I am personally acquainted, and who, upon oath, acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office this 17 day of July, 2012.

ROBBIN TEASLE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 9, 2014

Notary Public
Commission Expiration: