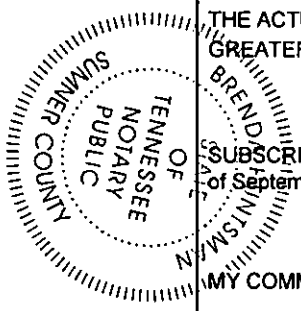
WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120073398 DEEDWARR
Recvd: 09/28/12 10:12 2 pgs
Fees:13.00 Taxes:166.50

20120928-0088463



STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

Betty Rhea Beard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of September, 2012.

Brenda H. Kentzman
Notary Public

MY COMMISSION EXPIRES: 1/27/15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 1531 Hunt Club Blvd Suite 106, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Amir Samuel		13614021500
(NAME)	(NAME)	
590 Castlegate Drive	Same As New Owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(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, we, **Mildred Lynn Young, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Nancy Samuel, a married woman**, hereinafter called the GRANTEE(S), their heirs and/or 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 Number 168-B on the Plan of Zone Lot Drawing, Harbor Gate, Section Two, Lots 165, 166, 167, 168 & 169, of record in Plat Book 6250, at Page 718 amending Plat Book 6250, Page 33, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Mildred Lynn Young, a single person by Deed from John D. Tate, Jr., unmarried, dated 11/07/2006 and filed for record on 12/21/2006 in Instrument 200612210157788, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (1) Real property taxes for the year 2012 are a lien but are not yet due and payable; (2) All matters as set forth per Plat of record in Plat Book 6250, Page 33, Plat Book 6250, Page 718, said Register's Office; (3) Restrictions of record in Book 6366, Page 494, said Register's Office; (4) Right of Way Agreement of record in Book 2242, Page 247, said Register's Office; (5) Conveyance of Easement Rights of record in Book 2875, Page 299, said Register's Office; (6) Partial Release as to Right of Way Easement of record in Book 4438, Page 703, said Register's Office; (7) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5300, Page 909, and Book 5904, Page 79, said Register's Office; (8) Partial Release as to Right of Way Easement of record in Book 5780, Page 952, said Register's Office; (9) Deed of Conveyance of record in Book 7382, Page 800 and Book 7382, Page 823, 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 590 Castlegate Drive, Nashville, TN 37217

(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/or 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/or 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 26th day of September, 2012.

Mildred Lynn Young

Mildred Lynn Young

State of Tennessee
County of Sumner

Personally appeared before me Mildred Lynn Young, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 26th day of September, 2012.

Brenda Huntsman

Notary Public
My Commission Expires: 1/27/15

RETURN TO:
Stewart Title Company Tennessee Division
1531 Hunt Club Blvd Suite 106
Gallatin, TN 37066

