WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130027313 DEEDWARR
Recvd: 04/04/13 10:03 2 pgs
Fees:13.00 Taxes:369.63

20130404-0033238

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of March, 2013.

Notary Public

MY COMMISSION EXPIRES: 3/29/17

(AFFIX SEAL)

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 9-29-2014

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Beau T. Young	Same address	108-16-O-209.00
(NAME)	(NAME)	
1416 Timber Valley Drive	as new owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, **Cornelius Caruthers, married**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Beau T. Young, an unmarried man**, 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 all of Lot No. 83B, on the plan of Zone Lot Division Lots 27, 76, 82, 83 & 84 of Percy Priest woods Section 2, of record in Plat Book 5200, Page 756 amending Plat Book 5800, page 259, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Cornelius Caruthers, an unmarried man by Deed from Joan M. Johnston, unmarried, dated 07/02/2003 and filed for record on 07/08/2003 in Instrument 200307080093425, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 5800, Page 259, Plat Book 5200, Page 756, said Register's Office.

Restrictions of record in Book 5984, Page 865, as amended of record in Book 6020, Page 270, as amended of record in Book 6093, Page 392, as amended of record in Book 6353, Page 307, as amended of record in Book 6560, Page 667, said Register's Office.

Deed of Conveyance of record in Book 6147, Page 886, Book 6147, Page 893, Book 6314, Page 41, said Register's Office.

Subject property is not now the principal residence of the Grantor and is a non marital residence.

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 ☐

File No.: 01288-13561
SMG TN Warranty Deed

This is improved ☑ property, known as 1416 Timber Valley Drive, Nashville, TN 37214
(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 29th day of March 2013.

Cornelius R. Caruthers

Cornelius Caruthers

State of Tennessee
County of Wilson

Personally appeared before me Cornelius Caruthers, 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 29th day of March, 2013.

Tracey Trumphour

Notary Public
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122