

Prepared by:
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Attorney at Law
102 N. Main
Ashland City, TN 37015
File: 13030023

STATE OF TENNESSEE }
COUNTY OF Davidson }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 8 DAY OF March, 2013.

NOTARY PUBLIC

My Commission expires: 9/29/14

Address of New Owner	Send Tax Bills To:	Tax Information:
Jeffrey A. Bedwell 643 Star Boulevard Madison, TN 37115	Same	014-00-0-029 AND 014-00-0-207

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Justin Younglove and Sigourney Younglove, husband and wife,** hereinafter called the **Grantors**, have bargained and sold, and by these presents do transfer and convey unto **Jeffrey A. Bedwell, a single person,** hereinafter called the **Grantee**, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in the Fourteenth (14th) Civil District of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pipe in the East margin of Harper Road, being 20 feet from the center line of said Harper Road, thence leaving said margin along the North line of this tract, South 73 degrees 30 minutes East 180.00 feet to an iron rod; thence North 16 degrees 30 minutes east (this directional call having been erroneously omitted from prior deeds) 7.00 feet to an iron rod; thence South 87 degrees 40 minutes East 253.50 feet to an iron rod; thence South 16 degrees 30 minutes West 172.00 feet to an iron rod; thence along the South line of this tract as follows: North 87 degrees 40 minutes West 253.50 feet; thence North 73 degrees 30 minutes West 180.00 feet to an iron rod in the East margin of Harper Road; thence North 16 degrees 30 minutes East 164.00 feet to the point of beginning.

Being the same property conveyed to Justin Younglove and Sigourney Younglove by Deed from Indymac Federal Bank, F.S.B., in Conservatorship dated 09/08/08 and recorded on 10/27/08 in Instrument No. 20081027-0106973, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20130029177 DEEDWARR
Recvd: 04/10/13 10:46 2 pgs
Fees:13.00 Taxes:440.30
20130410-0035453

This is improved property generally located:
7360 Harper Road, Joelton, TN 37080

SUBJECT TO THE FOLLOWING:

1. 2013 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.

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. We do covenant with said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. We further covenant and bind ourselves, our heirs and

representatives, to warrant and forever defend the title to the said land to the Grantee, 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.

IN WITNESS WHEREOF, **Justin Younglove and Sigourney Younglove** have caused this instrument to be executed, this the 12 day of April, 2013.

Justin Younglove

Sigourney Younglove

STATE OF TN
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Justin Younglove and Sigourney Younglove,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that they executed the within instrument for the purposes therein contained.

This the 8 day of April, 2013.

My commission Expires: 9/24/14

NOTARY PUBLIC

BROONER MCCOY LEWIS COUNTY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM