WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130047292 DEEDWARR
Recvd: 06/06/13 11:44 2 pgs
Fees:13.00 Taxes:991.60
20130606-0057558

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $268,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31st day of MAY, 2013.

Notary Public

MY COMMISSION EXPIRES: 11-23-14
(AFFIX SEAL)

BONNIE J. CURRY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 1720 West End Avenue, Suite 300, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erin R. Fulcher	Magna Bank	104-01-0-302.00
(NAME)	(NAME)	
121 37th Avenue, North	6525 Quail Hollow Road, Ste 300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Memphis, TN 38120	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, AMY LUZINSKI YOUNG, MARRIED, F/K/A AMY LUZINSKI, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ERIN R. FULCHER, A MARRIED WOMAN, HEREINAFTER CALLED THE GRANTEE, HER 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(s) 148, as shown on the map entitled the Plan of West Grove Subdivision, of record in Book 421, page 109, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to AMY LUZINSKI, AN UNMARRIED WOMAN, by deed from GRETA ANN DAY A/K/A GRETA ANNE DAY, AN UNMARRIED WOMAN, of record in Instrument No. 20121106-0102539, dated August 28, 2012, said Register's Office.

This conveyance is subject to: 2013 property taxes which are a lien but not yet delinquent; all matters appearing on the map entitled the Plan of West Grove Subdivision, of record in Book 421, page 109, Register's Office for Davidson County, Tennessee, to all of which plan reference is hereby made for a more complete and accurate legal description; and any and all restrictions and easements of record.

Gray Young, husband of Amy Young, joins in the execution of this instrument to convey his marital interest in the subject property.

unimproved ☐

This is improved ☒ property, known as 121 37th Avenue, North, Nashville, TN 37209

(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 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 representatives, 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 our hands this 31st day of May, 2013.

Amy Luzinski Young
By: _____, attorney in fact
Amy Luzinski Young
By: Paul F. Soper, attorney in fact

Gray Young
By: _____, attorney in fact
Gray Young
By: Paul F. Soper, attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul F. Soper, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Amy Luzinski Young and Gray Young, as their duly appointed attorney in fact, and acknowledged that he executed the same as the free act and deed of the said Amy Luzinski Young and Gray Young.

Witness my hand and official seal at Office, this 31st day of May, 2013.

_____
Notary Public

My Commission Expires: 9/8/13

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

After recording, return to:
Realty Title
206A Cool Springs Blvd., Ste 106
Franklin, TN 37067