WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130053239 DEEDWARR
Recvd: 06/24/13 13:39 2 pgs
Fees:13.00 Taxes:296.00

20130624-0064674

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of June, 2013.

Notary Public

MY COMMISSION EXPIRES: 5-3-16

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE JAMIE PERRY COUNTY OF WILSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joshua N. Maynard	PrimeLending, a PlainsCapital Company	03311004900
(NAME)	(NAME)	
821 Hamblen Drive	18111 Preston Rd., Ste 900	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Dallas, TX 75252	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Karen Sintef, Douglas Sharpley, Joseph Young and Andrew Young and Joni Henegar, Executrix of the Estate of Jeanne Young, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Joshua N. Maynard, unmarried, 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 Lot No. 213, on the Plan of Primrose Acres, Section 3, of record in Book 2900, Page 71, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed to Jeanne A. Young and husband Steve Young, as tenants by the entirety by deed of record in Instrument Number 20070405-0040975, Register's Office, Davidson County, Tennessee. The said Jeanne A. Young and Steve Young have since deceased with the said Steve Young predeceasing Jeanne A. Young. The Last Will and Testament of Jeanne Young (same as Jeanne A. Young), Probate File No. 12P1597, Probate Clerks Office for Davidson County, Tennessee, left the subject property to Karen Sintef, Douglas Shapley, Joseph Young and Andrew Young.

This is the same description as in previous deed of record.

Jeanne Young, Jeanne A. Young, Jeanne Anna Rose Young and Jeanne Ann Rose Young are one in the same person.

This conveyance is subject to Easement of record in Instrument 20050131-0011059, said Register's Office.

The executrix joins herein for the purpose of warranting to the grantee that she shall defend this estate for all taxes and debts whatsoever.

unimproved ☐

This is improved ☑ property, known as 821 Hamblen Drive, Madison, TN 37115
(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.

RETURN TO
Stewart Title Company
13026 Lebanon Rd., Suite 100
Mt. Juliet, TN 37122
File # 01288-15097

Witness my hand this 11th day of June, 2013.

Karen Sintef
Karen Sintef

Douglas Sharpley

Joseph Young

Andrew Young

The Estate of Jeanne Young

Joni Henegar
By: Joni Henegar, Executrix

STATE OF New York

COUNTY OF Suffolk

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Karen Sintef the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand this 13 day of June, 2013.

Janet A. Benson
Notary Public

My Commission Expires: May 8, 2014

JANET A BENSON
NOTARY PUBLIC STATE OF NEW YORK
SUFFOLK COUNTY
LIC. #01BE6041508
COMM. EXP. May 8, 2014

STATE OF Pennsylvania
COUNTY OF Northumberland

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Douglas Sharpley the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand this 14th day of June, 2013.

Notary Public

My Commission Expires: 2/4/17

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Jason Marks, Notary Public
City of Sunbury, Northumberland County
My Commission Expires Feb. 4, 2017

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Joseph Young and Andrew Young the bargainor(s), 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. Witness my hand this 11th day of June, 2013.

Dixie Seagraves
Notary Public

My Commission Expires: 10-21-13

DIXIE SEAGRAVES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Joni Henegar as Executrix of The Estate of Jeanne Young, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Executrix of the maker, or a constituent of the maker, and is authorized by the maker, or by it's constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand this 20th day of June, 2013.

Notary Public

My Commission Expires: 7-29-13

PAM S. ALCORN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON