WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130067181 DEEDWARR
Recvd: 08/06/13 09:07 2 pgs
Fees:13.00 Taxes:329.30
20130806-0081977

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,000.00

C. Hawkins
Affiant

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

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

MELISSA J. TURECHEK, STATE OF TENNESSEE NOTARY PUBLIC, SUMNER COUNTY, TENN. My Comm. Expires August 20, 2014

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Wesley B. Pickering	Academy Mortgage Corp.	11912008700
(NAME) 23 Cameo Drive	(NAME) 1220 East 7800 South Sandy, UT 84094	
(ADDRESS) Nashville, TN 37211-2632	(ADDRESS) SAndy, UT 84094	
(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, **David Collings and Marilyn Manka and Kenneth Ray Young and Susan Moore**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Wesley B. Pickering and Hannah E. Pickering, husband and wife** , 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. 60, on the plan of Battlewood, Section One, of record in Plat Book 1835, Page 31, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Richard M. Young and wife, Marie T. Young by Deed from Woodbine Homes Inc., a Tennessee corporation, dated 03/15/1951 and filed for record on 03/16/1951 in Book 1944, Page 403, Register's Office for Davidson County, Tennessee. The said Marie T. Young died on September 27, 1988, leaving Richard M. Young the sole surviving tenant by the entirety. The said Richard Morris Young died testate on 11/29/2010 devising subject property to David Collings, Marilyn Strutton nka Marilyn Manka, Kenneth Ray Young and Susan Moore as evidenced by the Last Will and Testament of Richard Morris Young filed in Docket No 11P224, in the Probate Court Clerk's Office for Davidson County.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
All matters as set forth per Plat Book 1835, Page 31, said Register's Office.
County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

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 23 Cameo Drive, Nashville, TN 37211-2632
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01288-15655
SMG TN Warranty Deed

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 our hands this 31st day of July, 2013.

David Collings

Marilyn Manka

Kenneth Ray Young by Marilyn Manka, Attorney in Fact

Susan Moore

Mel Manka, attorney in fact

State of Tennessee
County of Williamson

Personally appeared before me David Collings, Marilyn Manka, and Susan Moore, 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 31st day of July, 2013.

Notary Public
My Commission Expires: 9/23/13

DONALD R. BARRETT, JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

State of Tennessee
County of Williamson

Personally appeared before me Marilyn Manka, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney in fact for Kenneth Ray Young and executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of July, 2013.

Notary Public
My Commission Expires: 9/23/13

DONALD R. BARRETT, JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027