WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130069622 DEEDWARR
Recvd: 08/13/13 13:46 2 pgs
Fees:13.00 Taxes:591.63
20130813-0084975

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 5/17/2014

(AFFIX SEAL)

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
Cindy R. Wilson	First Community Mtg.	05316018000
(NAME)	(NAME)	
408 Byrd Court	275 Robert Rose Dr.	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138-2309	Murfreesboro, TN 37129	
(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, **Kevin Young and his wife, Debra Young**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Cindy R. Wilson, an unmarried woman**, 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 Lot No. 49, on the Final Subdivision Plat of King Court Subdivision, Section Three, of record in Plat Book 7900, Page 958, as amended in Book 10169, Page 42, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kevin Young and his wife, Debra Young by Deed from Donna Lynn Brown, unmarried, dated 07/03/2007 and filed for record on 07/06/2007 in Instrument 200707060080701, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 7900, Page 958, Book 10159, Page 42, said Register's Office.

Covenants and Restrictions of record in Book 9665, Page 540, as amended of record in Book 9708, Page 522, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 9055, Page 974, said Register's Office.

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 408 Byrd Court, Old Hickory, TN 37138-2309
(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 our hands this 29 day of July, 2013

Kevin Young

Debra Young

State of Tennessee
County of Wilson

Personally appeared before me Kevin Young and Debra Young, 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 July, 2013.

Notary Public
My Commission Expires: 8/3/15

DANA LOGGINS
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

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