BILL GARRETT, Davidson County
Trans:T20130097636 DEEDWARR
Recvd: 11/15/13 15:43 3 pgs
Fees:18.00 Taxes:421.80
20131115-0118467

Name & Address of New Owner:	Send Tax Notices To:	Map & Parcel
Kenneth W. Wyatt	Same	07504003100
805 Hunters Hill Trace		
Old Hickory, TN 37138-1949		

This Instrument Prepared by:
Thomas J. Haynes, Attorney 117 N. Maple Street, Murfreesboro, TN 37130

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, **Gloria Young (married) and Kathy Wright (unmarried)**, have this day bargained and sold and by these presents to hereby transfer and convey to **Kenneth W. Wyatt and wife, Doris S. Wyatt**, as tenants by the entirety, their heirs and assigns, forever, that certain tract or parcel of real estate situated and located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

BEING Lot No. 117 on the Plan of Tulip Grove Subdivision, Section 3, as of record in Book 3700, page 146, Register's Office for Davidson County, Tennessee.

Said Lot No. 117 fronts 100.00 feet on the easterly margin of Andrew Jackson Parkway and runs back between lines measuring 154.23 feet on the northerly line and 156.55 feet on the southerly line to a dead line in the rear, measuring 108.11 feet thereon.

BEING that same property conveyed to Gloria Young and Kathy Wright, an undivided one-half interest each by Quitclaim Deed from Mary Sue Watson of record in Instrument No. 201107180054528, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to a minimum building setback line; public utility and drainage easement; anchor easement; and any and all other matters as shown on the Plat of record in Plat Book 3700, page 146; all of the Register's Office for Davidson County, Tennessee.

This is property known as: 4553 Andrew Jackson Parkway, Hermitage,, TN 37076.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said grantees, their heirs and assigns, forever.

We covenant with the said grantees that we are lawfully seized and possessed of said real estate, that we have a good and lawful right to convey the same and that said real estate is unencumbered except by lien of the 2013

real property taxes, which taxes are being prorated between parties, the grantees giving unto the grantors their proportionate share, and the grantors assuming the payment of said taxes when the same shall become due and payable.

We further covenant and bind ourselves, our heirs and representatives forever to warrant and defend the title to the said real estate unto the said grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

George W. Young husband of Gloria Young joins in this conveyance for the purpose of evidencing his consent hereto and releasing any and all rights he may have in said property including but not limited to his marital rights.

WITNESS our hands this 28th day of October, 2013.

Gloria Young

Kathy Wright

George W. Young

STATE OF TENNESSEE]
SS.
COUNTY OF RUTHERFORD]

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Gloria Young and George W. Young, the bargainor(s) with whom I am personally acquainted and who acknowledged they executed the within and foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS my hand and official seal at Murfreesboro, Tennessee, this 28th day of October, 2013.

My Commission Expires: 5/20/2017

Notary Public

THOMAS J. HAYNES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE]
SS.
COUNTY OF RUTHERFORD]

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Kathy Wright, the bargainor(s) with whom I am personally acquainted and who acknowledged she executed the within and foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS my hand and official seal at Murfreesboro, Tennessee, this 28th day of October, 2013.

Notary Public

My Commission Expires: 5-20-2017

THOMAS J. HAYNES NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE]
SS.
COUNTY OF RUTHERFORD]

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $114,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, this the 28th day of October, 2013.

Notary Public

My Commission Expires: 5-20-2017

THOMAS J. HAYNES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY