BILL GARRETT, Davidson County
Trans:T20130106015 DEEDWARR
Recvd: 12/20/13 10:14 2 pgs
Fees:13.00 Taxes:1311.78
20131220-0128620

AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
3021 Richard Jones Rd., Suite 220
Nashville, TN 37215

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: $ 354,535.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of December, 2013.

Notary Public

MY COMMISSION EXPIRES: 7-6-15

(AFFIX SEAL)

My Commission Expires JULY 6, 2015
SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Greenvue Title & Escrow, LLC, 2207 Crestmoor Road, Suite 101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James Wrigley	New Owner	142-16-A-107CO
(NAME)	(NAME)	
2124 Golf Club Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, I. Bruce Young III a married man, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto James Wrigley, 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:

Lot No. 107 on the Plan of Devon Park, Phase III, as of record in Book 6900, Page 52, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bruce Young, III, a married man by deed from Janet Shaffer, 11, 2009 dated November of record in Instrument No. 20091117-0105825, Register's Office for Davidson County, Tennessee.

The property is not now, nor ever has been the primary or marital residence of the Grantor and has been used strictly as investment property.

unimproved ☐

This is improved ☑ property, known as 1700 Nottingham Pl., Nashville, TN 37221

(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. 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.

Witness my hand this 13th day of December, 2013.

I. Bruce Young III 12/13/13

STATE OF TENNESSEE

COUNTY OF Hamilton

On this 13th day of December, 2013, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **I. Bruce Young III**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
10-5-14

Notary Public,

