WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140030683 DEEDWARR
Recvd: 05/05/14 11:02 2 pgs
Fees: 13.00 Taxes: 962.00

20140505-0037907

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

John R. Hall Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of April, 2014.

Notary Public

MY COMMISSION EXPIRES: 5-3-2016

(AFFIX SEAL)

KIMIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
COMMISSION EXPIRES 5-3-2016

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
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
Robert Young	Robert Young	087010B01800CO
(NAME)	(NAME)	
2157 Christina Court	2157 Christina Court	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(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, **D.B. Construction,*** **Inc.**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Robert Young and Liliana Young, 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:

*formerly known as Alliance Construction, Inc.

Land in Davidson County, Tennessee, being all of Lot No. 18, on the Revised Plat for Monticello, as of record in Instrument 200604170043313, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Bancorpsouth Bank, a Mississippi banking corporation by Successor Trustee's Deed dated 12/20/2011 from Patricia R. Young, Successor Trustee of record in Instrument 201201090002431, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Alliance Construction, Inc.** by Warranty Deed dated 12/27/2012 from Bancorpsouth Bank, a Mississippi Corporation of record in Instrument 201301020000316, Register's Office for Davidson County, Tennessee.

**now known as D.B. Construction, Inc.

This conveyance is subject to: (1) All matters as set forth per plat of record in Instrument 200604170043313; (2) Declaration of Covenants, Conditions and Restrictions of record in Instrument 200609120112994, as amended of record in Instrument 200609270119791 and Instrument 201212120114617; (3) Stormwater Detention Agreement of record in Instrument 200407020078871, said Register's Office; (4) County of Davidson taxes for the year 2014 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 2157 Christina Court, Hermitage, TN 37076
(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 my hand this 29th day of April, 2014.

D.B. Construction, Inc.

David Braunscheidel
Secretary

*C.

State of Tennessee
County of Wilson

Personally appeared before me, a notary public in and for the state and county aforementioned, David C. Braunscheidel with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Secretary of D.B. Construction, Inc. and that he as such Secretary executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as Secretary.

WITNESS my hand and seal this 29th day of April, 2014.

Notary Public
My Commission Expires: _____

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
COMMISSION EXPIRES 5-3-2016

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