BILL GARRETT, Davidson County
Trans:T20140049191 DEEDWARR
Recvd: 07/10/14 10:14 2 pgs
Fees:13.00 Taxes:259.00
20140710-0060723

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 70,000.00

Affiant

Subscribed and sworn to before me, this 25th day of June, 2014.

Notary Public

My commission expires: SEP 2 0 2016

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JOSE GARRO ESPEJO	**PINNACLE BANK**	**17301025900**
728 RIDGEVIEW CT	**150 THIRD AVE SOUTH, STE 900**	
ANTIOCH, TN 37013	**NASHVILLE, TN 37201**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

ALBERT YOUNG IV, A MARRIED PERSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JOSE GARRO ESPEJO, A SINGLE MAN

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:

LAND IN DAVIDSON COUNTY, TN, BEING LOT NO. 10-B ON THE PLAN OF ZONE LOT DIVISION LOTS 1 THROUGH 5 AND 7 THROUGH 16, SECTION 3, DREAMLAND ESTATES SOUTHEAST, OF RECORD IN PLAT BOOK 5200, PAGE 649 AS AMENDED IN PLAT BOOK 6250, PAGE 282, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO ALBERT YOUNG IV, AN UNMARRIED PERSON, BY WARRANTY DEED FROM AMY E. SMITH, AN UNMARRIED PERSON, DATED 08/25/2006 AND RECORDED ON 08/29/2006 IN INSTRUMENT NUMBER 20060829-0106833, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN, IN THE AMOUNT OF $96,000.00. ALBERT YOUNG IV IS NOW MARRIED TO ERIN YOUNG, WHO HEREBY JOINS TO CONVEY HER MARITAL INTEREST.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (____) property known as 728 RIDGEVIEW CT, ANTIOCH, TN 37013.

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 in 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.

Witness my/our hand(s) this 25th day of June, 2014.

Albert Young IV
ALBERT YOUNG IV

Erin Young
ERIN YOUNG

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, ALBERT YOUNG IV,* the within named Grantor(s), 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 within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of June, 2014.

Cheryl M Rodgers
Notary Public

My Commission Expires: 1-5-16

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

* and Erin Young