Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
14-0607

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $208,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th day of July, 2014

Notary Public
Commission Expires: 3/2/15

JANEL L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20140053353 DEEDWARR
Recvd: 07/23/14 15:48 2 pgs
Fees:13.00 Taxes:772.93
20140723-0065586

Address of New Owner	Send Tax Bills To:	Map & Parcel
Patrick Jeffrey Grace 1624 Jacksons Valley Place Hermitage, TN 37076	F&M Bank 50 Franklin Street Clarksville, TN 37040	086-03-0-041.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Jimmie L. Young and wife, Jennifer R. Young

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Patrick Jeffrey Grace and Elizabeth Grace, husband and wife

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, Tennessee, being Lot No. 37 on the plan of Ridgemere, as shown on plat of record in Book 6250, Pages 937, 938, and 939, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Jimmie L. Young and wife, Jennifer R. Young, by Quitclaim Deed from Jennifer R. Young, dated 3/4/93 and recorded 3/5/93 in Book 8881, Page 823; and being the same property previously conveyed to Jennifer R. Young by Special Warranty Deed from Ronald J. Sommers, Trustee for the bankruptcy estate of Gemcraft Homes (Tennessee), Inc., a Tennessee corporation, dated 7/17/92 and recorded 7/21/92 in Book 8680, Page 1, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1624 Jacksons Valley Place, Hermitage, TN 37076.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 14th day of July, 2014.

Jimmie L. Young

Jennifer R. Young

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Jimmie L. Young and wife, Jennifer R. 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 within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 14th day of July, 2014.

Notary Public
My Commission Expires: 1-18-16

CHRIS MULE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

(Notary Seal)