BILL GARRETT, Davidson County
Trans:T20140065747 DEEDWARR
Recvd: 09/04/14 10:24 2 pgs
Fees:13.00 Taxes:503.20
20140904-0080866

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,000.00

Elaine C Williamson
Affiant

Subscribed and sworn to before me, this 2ND DAY OF SEPTEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-27-18

(AFFIX SEAL)

MORGAN O'NEILL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Delores Young, unmarried woman	F & M Bank	10704000400
	(NAME)	
541 Lockwood Drive	P O Box 451	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Clarksville, TN 37041	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Jon P. Van Doran, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Mary Delores Young, unmarried woman, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN TRACT OR PARCEL OF LAND SITUATED IN DAVIDSON COUNTY, TENNESSEE, BEING DESCRIBED AS FOLLOWS:

BEING LOT NO. 9 ON THE PLAN OF LARKWOOD SUBDIVISION, AS OF RECORD IN BOOK 2900, PAGE 144, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AN DESCRIBED AS FOLLO

SAID LOT NO. 9, BEGINNING AT A POINT ON THE WESTERLY MARGIN OF LOCKWOOD DRIVE, COMMON CORNER OF LOTS 9 AND 10; THENCE WITH THE LINE BETWEEN SAID LOTS, 96.34 FEET TO THE COMMON CORNER OF LOT NOS. 8, 9 AND 20; THENCE WITH THE LINE BETWEEN LOTS 8 AND 9, SOUTHERLY 115 FEET TO A POINT IN THE SOUTHERLY MARGIN OF SHACKLETT DRIVE; THENCE WESTERLY 110.12 FEET TO A POINT; THENCE AROUND A CURVE, NORTHWESTERLY 39.27 FEET TO A POINT IN THE EASTERLY MARGIN OF LOCKWOOD DRIVE; THENCE WITH SAME MARGIN, NORTHERLY 106 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JON P. VAN DORAN BY WARRANTY DEED FROM JULIE L. HARRIS K/N/A JULIE L. TUCKER AND HUSBAND, JAMES TUCKER, IN THE AMOUNT OF $134,000.00, OF RECORD BY INSTRUMENT NO. 20060929-0120700, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 541 Lockwood Drive, Nashville, TN 37214
(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.

WARRANTY DEED
(Continued)

Witness my/our hand(s) this 2nd day of September, 2014.

Jon P. Van Doran

STATE OF TENNESSEE

COUNTY OF Putnam

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jon P. Van Doran, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd day of September, 2014.

Notary Public

My Commission Expires: 4/21/2016

TRACEY T. KINCAID
STATE OF TENNESSEE NOTARY PUBLIC
PUTNAM COUNTY

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072