WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/09/14 11:19 2 pgs
Fees:13.00 Taxes:732.60
20140909-0082449

STATE OF TENNESSEE
COUNTY OF WILLIMASON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $198,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF SEPTEMBER 2014.

Notary Public

MY COMMISSION EXPIRES: 3/6/18

(AFFIX SEAL)

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Martin and wife, Heather Martin	Movement Mortgage LLC	151 090B 203.00 CO
(NAME)	(NAME)	
5512 Dory Drive	841 Scottsville Circle	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Virginia Beach VA 23452	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, John David Young and wife, Leigh Ann Young, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael Martin* and wife, Heather Martin, 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: *AKA Michael J. Martin

LAND in Davidson County, Tennessee, being Lot 201 on the plan of Lakeside Cove at Percy Priest, Phase 4, of record in Instrument No. 20070607-0068360, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made of a complete and accurate description thereof.

Being the same property conveyed to John David Young, an unmarried man and Leigh Ann Chasteen, an unmarried woman, by deed of record in Instrument Number 20071220-0146044 Register's Office for Davidson County, Tennessee. The said Leigh Ann Chasteen is now married to John David Young and known as Leigh Ann Chasteen Young and Leigh Chasteen Young. and Leigh Ann Young

Subject to all matters as shown on Plan of Lakeside Cove at Percy Priest, Phase 4 of record in Instrument No. 20070607-0068360, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Instrument No. 20041105-0133677, Register's Office for Davidson County, Tennessee. Easements of record in Book 2336, Page 614, Book 4428, Page 571, Instrument No. 20020212-0018699, Instrument No. 20040914-0110817 and Instrument No. 20050419-0043678, Register's Office for Davidson County, Tennessee. Subject to all matters on plat of record in Instrument No. 20051102-0132676, register's Office for Davidson County, Tennessee. Deed to Lakeside Cove at Percy Priest HOA recorded in Instrument No. 20100219-0012873, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 5512 Dory Drive, Antioch, TN 37013

(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.

Witness our hands this 3rd day of September, 2014.

John David Young

Leigh Chasteen Young
AKA Leigh Ann Young

STATE OF TENNESSEE

COUNTY OF WILLIMASON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John David Young, and Leigh Chasteen Young,* with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

* AKA Leigh Ann Young

Witness my hand and official seal at Franklin, Tennessee this 3rd day of September 2014.

Commission expires:

Notary Public

BETH HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-20-2018

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee / County of Wilson SS:

Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss

My Commission Expires: 12/18/17

REBECCA MOSS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES DECEMBER 18, 2017