BILL GARRETT, Davidson County
Trans:T20140069541 DEEDWARR
Recvd: 09/17/14 11:06 2 pgs
Fees:13.00 Taxes:867.84
20140917-0085256

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $234,550.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF September, 2014.

Notary Public
MY COMMISSION EXPIRES: 3-20-18
File No. G14-9874D

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Susan O. Crossley (NAME)	New Owner (NAME)	9-162 and 9-163
7695 Wilkinson Road (STREET ADDRESS)	" (STREET ADDRESS)	
Joelton, TN 37080 (CITY) (STATE) (ZIP)	" (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Max J. Young**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Susan O. Crossley and Patrick Crossley, wife and husband,** 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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Tract 3: Beginning at an iron pin in the westerly margin of Wilkenson Road at the Southeast corner of this tract and being 575.15 feet northwardly from the northern line of the John W. Kincor property of record in Deed Book 5079, page 173, Register's Office, Davidson County, Tennessee, as measured along the margin of Wilkenson Road; thence leaving said road S 87°35'30" W 953.15 feet to an iron pin; thence S 02°27'17" E 235.0 feet to an iron pin; thence S 87°35'30" W 416.87 feet to an iron pin; thence S 02°27'17" E 40.32 to an iron pin in a fence, Driver's line, the following calls; S 84°39'05" W 113.13 feet to a point; thence N 32°40'45" W 10.71 feet to a point; thence S 67°46'15" W 37.35 feet to a point; thence N 83°02'11" W 27.61 feet to a point; thence N 59°29'10" W 64.09 feet to a point; thence N 78°42'39" W 139.01 feet to a point; thence N 80°04'16" W 148.59 feet to a point; thence N 72°04'37" W 130.90 feet to an iron pin at fence corner; thence leaving the Driver land and with a fence N 27°46'29" E 387.87 feet to an iron pin; thence N 87°41'56" E 1848.46 feet to an iron pin in the margin of said Wilkenson Road; thence with the margin of said road the following calls: S 06°45'06" W 39.00 feet to a point; thence S 08°17'50" W 123.76 feet to a point; thence S 08°21'37" W 37.31 feet to the point of beginning, containing 14.03 acres, more or less.

Tract 3-A: Beginning at a point in the easterly margin of Wilkenson Road, being N 87°35'30" E 50.90 feet from the southeast corner of Tract 3, described above, leaving said road N 87°35'30" E 42.05 feet to a point in the center of Sulphur Branch; thence with the center of Sulphur Branch, the following calls: N 10°40'36" E 74.74 feet to a point; thence N 11°42'24" W 82.07 feet to a point, thence N 11°45'36" E 44.18 feet to a point; thence leaving said branch S 87°41'56" W 20.62 feet to a point in the margin of said road; thence with the road, the following calls: S 06°45'06" W 47.64 feet to a point; thence S 08°17'50" W 124.47 feet to a point; thence S 08°21'37" W 27.83 to the point of beginning, containing 0.15 acres, more or less.

BEING the same property conveyed to Max J. Young and wife, Joy M. Young from David R. Wade and wife, Barbara K. Wade and George G. Stromatt and wife, Wanda V. Stromatt, by Deed dated June 20, 1986, in Book 6895, Page 422, in the Register's Office for Davidson County, Tennessee. The said Joy M. Young having since died December 19, 2006, leaving the subject property vested in Max J. Young as the surviving tenant by the entirety.

Subject to any and all plats, easements, restrictions, and other matters of record:

The 2013 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 7695 Wilkinson Road, Joelton, TN 37080.

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. Whenever 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 12th day of September, 2014.

Max J. Young

September 12, 2014
Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Max J. Young, the bargainor(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 and official seal, this 12th day of September, 2014.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066