BILL GARRETT, Davidson County
Trans:T20140085248 DEEDWARR
Recvd: 11/12/14 12:13 2 pgs
Fees:13.00 Taxes:773.30
20141112-0104223

WARRANTY DEED

Returned to:
TRI STAR TITLE & ESCROW, LLC
1535 W NORTHFIELD BLVD, UNIT 16
MURFREESBORO, TN 37129

ZR14-8245

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,000.00

Affiant

Subscribed and sworn to before me, this 5th DAY OF November, 2014.

Notary Public

MY COMMISSION EXPIRES: 11/19/2017
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
James F. Dowdy	NEW OWNER	
8245 Tapoco Lane	(NAME)	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		181-03A-316.00CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we SIMON J. YOUNG AND STACEY YOUNG, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAMES F. DOWDY AND JOY H. DOWDY, HUSBAND AND WIFE , AS JOINT TENANTS, hereinafter called the Grantee(s), their heirs and assigns, that 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. 184 on the Plan of Revision One, Phase Two, Addition to Indian Creek, RS-10 Subdivision - Cluster Lot Option, of record in Instrument No. 20070720-0086788, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Eric V. Cloud and Brandy L. Cloud, husband and wife by Warranty Deed from H & J Builders, Inc., a Tennessee Corporation, of record in Instrument No. 20080414-0037596, Register's Office for Davidson County, Tennessee, dated April 11, 2008 and recorded on April 14, 2008.

(Value of consideration shown in aforementioned Deed $224,400.00)

Being the same property conveyed to Simon J. Young, married by Warranty Deed from Eric V. Cloud and Brandy L. Cloud, husband and wife of record in Instrument No. 20130801-0080070, Register's Office for Davidson County, Tennessee, dated July 31, 2013 and recorded on August 1, 2013.

(Value of consideration shown in aforementioned Deed $199.900.00)

Being also known as 8245 Tapoco Lane, Brentwood, TN 37027

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Instrument Number 20070720-0086788, Plat Book 9700, Page 391, Book 10752, Page 553, Book 11708, Page 575, Book 11031, Page 79, Book 6549, Page 403, Book 10729, Page 380, Instrument No. 20000727-0074152, Instrument No. 20030509-0062505, Instrument No. 20050118-0006063, Instrument No. 20060523-0060562, Instrument No. 20070606-0067790 and Instrument No. 20070606-0067791, Book 11033, Page 509, as amended in Instrument No. 20000727-0074153, Instrument No. 20000802-0076584, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 8245 Tapoco Lane, Brentwood, Tennessee 37027
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 5th day of November, 2014.

Simon J. Young

Stacey Young

STATE OF Tennessee
COUNTY OF Davidson

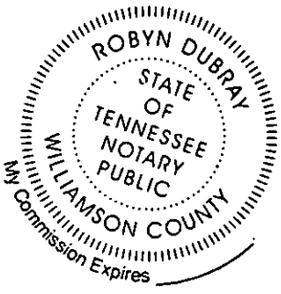
On this the 5th day of November, 2014, before me personally appeared Simon J. Young and Stacey Young, husband and wife to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 5th day of November, 2014.

Notary Public

My Commission Expires: 2/21/2017

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959