WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140090914 DEEDWARR
Recvd: 12/04/14 13:05 3 pgs
Fees:18.00 Taxes:647.50
20141204-0111262

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF December 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC, 58 Music Square West, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Richard Young and Patricia W. Young	NEW OWNER	073-09-0-030.00
(NAME)	(NAME)	
2402 Andrew Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT **I, GERALD W. HARPER**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RICHARD YOUNG, MARRIED, AND PATRICIA W. YOUNG, UNMARRIED AS TENANTS IN COMMON WITH RIGHT TO SURVIVORSHIP**, 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:

See Attached Exhibit "A"

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is:						
Improved	property, known as	2402 Andrew Place		Nashville, TN 37216		
		(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 1st day of December, 2014.

Gerald W. Harper

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Kara-Gerald W. Harper, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1 day of December, 2014.

Notary Public



Exhibit "A"

Lot 52, PLAN OF GIBSON HEIGHTS, as shown on plat of record in Plat Book 1835, Page 133, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Betty Sue Harper to Gerald W. Harper as recorded on the 13th day of May, 2005 in Instrument No. 20050513-0054467; Quitclaim Deed from Jeremy Crumpler to Nancy E. Anderson as recorded on the 13th day of May, 2005 in Instrument No. 20050513-0054466 and all of Warranty Deed from Douglas B. Harper and wife, Ada Davis Harper to Gerald W. Harper and wife, Betty Sue Harper, a one-half (1/2) interest and Nancy E. Anderson and son, Jeremy Crumpler, a one-half (1/2) interest, as tenants in common as recorded on the 18th day of August, 2000 in Instrument No. 200008180081958 and Quitclaim Deed from Jerry Crumpler from Dorris Ray Anderson, as Heir at Law to Nancy E. Anderson, Deceased December 20, 2013 recorded in Instrument No. 20141204-0111260 in Register's Office of Davidson County, Tennessee, and by Quitclaim from Jeremy Crumpler to Gerald W. Harper, recorded in Instrument No. 20141204-0111261, in the Register's Office of Davidson County, Tennessee