This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **14-1296**

BILL GARRETT, Davidson County
Trans:T20140096790 DEEDWARR
Recvd: 12/29/14 11:00 2 pgs
Fees:13.00 Taxes:573.50
20141229-0118379

WARRANTY DEED

THIS INDENTURE, made and entered into this **12/19/2014**, by and between **Roger M May, unmarried** , parties of the first part, and **Joseph Young, an unmarried individual** party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Joelton**, County of **Davidson**, State of **Tennessee**, to wit:

Land situated in Davidson County, Tennessee, consisting of two tracts of land and being more particularly described as follows, to-wit:

TRACT I:

Located on the west side of Eatons Creek Road 125 feet north of Waller's northeast corner; thence North 81 degrees West 235 feet to an iron pin; thence North 2 degrees 15' East 125 feet to a pin; thence South 81 degrees East 325 feet to a point in the center of Eatons Creek Road; thence South 2 degrees 15' West 125 feet to the point of beginning.

TRACT II:

Being a part of the land conveyed to J. L. Reeder and wife, by Clive Anderson and wife, by deed of record in Book 3134, page 423, said Register's Office, and described according to a survey made by Arbo Engineering company on October 8, 1966, as follows: Beginning at a point in the northwesterly corner of the land deeded to Robert Fulton and wife, Bessie P. Fulton, by George E. Boykin and wife, Florence F. Boykin, as of record in Book 3708, page 609, Register's Office for said County, which land has since been deeded to Grantee herein, at an iron pin; thence South 3 degrees 27' West to an iron pin in the southwesterly corner of the property deeded to Robert Fulton and wife, as of record in Book 3708, page 609 and measuring 125 feet more or less on the westerly line of said lot; thence South 2 degrees 58' West to an iron pin in the southwesterly corner of the Waller property and measuring 125 feet more or less, along the rear line of the Waller property; thence North 69 degrees 58' West 287 feet more or less to an iron pin; thence North 1 degrees 31' West 58 feet more or less to an iron pin; thence North 71 degrees 5 1/2' East 299.9 feet more or less to the point of beginning.

Being the same property conveyed to Owen G. Barnes and wife, Evelyn Barnes by deed from Steven L. Bosley and wife, Virginia L. Bosley, dated November 9, 2001, recorded November 21, 2001, of record in Instrument No. 20011121-0128203, Register's Office for Davidson County, Tennessee. The said Evelyn Barnes having since died prior to Owen G. Barnes, property vested in Owen G. Barnes as surviving tenant by the entirety. The said Owen B. Barnes a/k/a Owen Glennie Barnes having since died leaving a Last Will and Testament, property divested to Becky Barnes Woodard. Reference is also mad as to the Will of record in Instrument No. 20130904-0092877, said Register's Office.

Further being the same property conveyed to Roger M. May, an unmarried person by deed from Becky Barnes Woodard, Individually and as Executrix, a married individual, dated June 21, 2013, recorded June 28, 2013, of record in Instrument No. 20130628-0067017, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: All existing Easements and Restrictions of record.

Parcel ID # **021 00 0 036.01**
☒ Improved **6249 Eatons Creek Rd, Joelton, TN 37080**
☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Roger M May

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Roger M May** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 19th day of December, 2014..

Notary Public

My Commission Expires: 5/8/17

REBECCA GARLAND NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

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Owner's Name: **Joseph Young, an unmarried individual**

and Address: **6249 Eatons Creek Rd, Joelton, TN 37080**

Mail tax bills to, Churchill Mortgage
761 Old Hickory Blvd, Ste 400
Brentwood, TN 37027

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$155,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 19th day of December, 2014..

Notary Public

My Commission Expires: 3/4/15

KIMBRA SPANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY