return to: John T. Cook, P.C.
2927 Berry Hill Drive
Nashville TN 37204

26693-8 Box 14

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF January, 2015.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 5-8-18

BILL GARRETT, Davidson County
Trans:T20150003396 DEEDWARR
Recvd: 01/14/15 10:33 2 pgs
Fees:13.00 Taxes:592.00
20150114-0003933

ANNA MOSLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2018

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	Bank of Tennessee	MAP-PARCEL NUMBERS
Robert L. Young		Map 17
(NAME)	(NAME)	
5865 Lickton Pike	301 E. Center Street	Parcel 296
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Kingsport, TN 37660	
(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, **THERESA M. BOYD AND HUSBAND, DARRELL BOYD**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT L. YOUNG AND MORGAN YOUNG, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Overton Hills Subdivision of record in Plat Book 6900, page 464, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Theresa M. Boyd and husband, Darrell Boyd, by deed dated March 8, 2006, from Theresa M. Allmond of record in Instrument No. 20060404-0037940, said Register's Office.

This conveyance is subject to (a) all matters appearing on the plan of record in Book 6900, page 464, said Register's Office; (b) restrictive covenants of record in Book 7382, page 590, said Register's Office; and (c) easement of record in Book 7410, page 961, said Register's Office.

Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from 1/9/2015. After this 30 day period, Grantee is further prohibited from conveying the property for a sales price greater than 120% of the short sale price until 90 days from 1/9/2015. These restrictions shall run with the land and are not personal to the Grantee.

unimproved ☐

This is improved ☒ property, known as 5865 Lickton Pike, Goodlettsville, TN 37072
(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 9th day of January, 2015.

Theresa M. Boyd

Darrell Boyd

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 Theresa M. Boyd and Darrell Boyd, the bargainor, 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.

Witness my hand and official seal at Nashville, Tennessee this 9 day of January, 2015.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015