BILL GARRETT, Davidson County
Trans: T20150027237 DEEDWARR
Recvd: 04/13/15 09:28 2 pgs
Fees: 13.00 Taxes: 802.90
20150413-0032107

WARRANTY DEED

KELLY DORSEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

CL15-6193

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $217,000.00

Lucia Hurst
Affiant

Subscribed and sworn to before me, this 9th DAY OF April, 2015.

Kelly Dorsey
Notary Public

MY COMMISSION EXPIRES: 5-20-17
(AFFIX SEAL)

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
Evelyn Cherie Young	Evelyn Cherie Young	
6193 N New Hope Road (ADDRESS)	(NAME) 6193 N New Hope Road (ADDRESS)	
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Hermitage, TN 37076 (CITY) (STATE) (ZIP)	08700014200

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 PHYLLIS JANE MCPEAK, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto EVELYN CHERIE YOUNG, A SINGLE PERSON, 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. 1 on the Plan of George M. Jackson Subdivision, of record in Plat Book 5190, Page 343, 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 Phyllis Jane McPeak, a single person by Quitclaim Deed from David Ray McPeak, a single person, of record in Instrument No. 20010206-0011683, Register's Office for Davidson County, Tennessee, dated February 5, 2001 and recorded on February 6, 2001.

SAID Lot No. 1 begins at a point in the easterly margin of New Hope Road and thence S 87 degrees 20' E, 543.0 feet to an iron pin; thence S 90 degrees 00' W, 81.25 feet to a point; thence N 87 degrees 20' W, 534.82 feet to a point in the easterly margin of New Hope Road; thence with said margin of said road N 3 degrees 15' E, 80.0 feet to the beginning.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 5190, Page 343, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 6193 N New Hope Road, Hermitage, Tennessee 37076
(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 9th day of April, 2015.

Phyllis Jane McPeak

STATE OF Tennessee
COUNTY OF Davidson

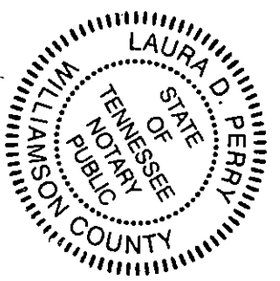
On this the 9th day of April, 2015, before me personally appeared Phyllis Jane McPeak to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 9th day of April, 2015.

Notary Public

My Commission Expires: 10.11.15

(SEAL)



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