WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150047264 DEEDWARR
Recvd: 06/15/15 12:25 2 pgs
Fees:13.00 Taxes:553.15
20150615-0056542

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 749,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th day of May, 2015

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: My Commission Expires NOV. 6, 2017
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Tegan L Young	Wells Fargo Bank, NA	Parcel ID:
903 Bexhill Court S.	8435 Progress Drive	064160C07500
Hermitage, TN 37076	Frederik, MD 21701	

FOR AND IN 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

Phillip Lytle and wife, Amy Lytle

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Tegan L Young , a single person

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. 28 on the Plan of Wembley Downs, Section Four, of record in Plat Book 7900, Page 456, Register's Office for said County, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Phillip Lytle and Amy Lytle by deed from David H. Hodges and Charity Hodges, of record in Instrument 20061102-0136129, dated October 30, 2006, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 8304, Page 623; Book 8587, Page 268; Book 8797, Page 915; Book 8447, page 633; and Book 8646, Page 529, said Register's Office.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 7900, Page 456, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 903 Bexhill Court S., Hermitage, TN 37076

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 5th day of May, 2015.

Phillip Lytle

Amy Lytle

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 Phillip Lytle and Amy Lytle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of May, 2015.

My Commission Expires: 2-2-18

Notary Public

