Davidson County DEEDWARR
Recvd: 06/22/15 10:15 3 pgs
Fees:18.00 Taxes:758.50

20150622-0059289

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Kelsie Holloway
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of June, 2015.

Lori Holloway
Notary Public

MY COMMISSION EXPIRES: ~~August 4, 2017~~ 4-20-19

(AFFIX SEAL)

LORI HOLLOWAY NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Darnell M. Young	GMFS, LLC	064-15-0A-009-00-CO
(NAME)	(NAME)	
104 Mill Springs Court	7389 Florida Blvd #200A	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Baton Rouge, LA 70806	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **James Edward King and Rosa I King, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Darnell M. Young and LaToya D. Young, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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. 9, Revision to Lots 8 & 9, Section One, Plantation Walk, of record in Book 6050, Page 574, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James Edward King by Warranty Deed from Chad Hiner, unmarried and Joy L. Strand, unmarried, dated 4/27/2010, recorded 5/3/2010 of record in Instrument No. 20100503-0033550, in the Register's Office for Davidson County, Tennessee. Rosa I. King joins in this conveyance to convey any and all rights she may have in this property. The said James E. King and James Edward King are one and the same person.

This conveyance is subject to: (1) All matters shown on the plat of recorded in Plat Book 6050, Page 574; (2) Covenants, conditions, easements and restrictions of record in Book 9231, Page 719, Supplementary Declaration of record in Book 9547, Page 904; (3) Appendix C Stormwater Detention Agreement of record in Book 9356, Page 959; (4) Charter of record in Book 9315, Page 723; (5) Force Main Easement of record in Instrument No. 20030327-0040069, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 104 Mill Springs Court, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

(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/or 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/or 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 19th day of June, 2015.

James E King

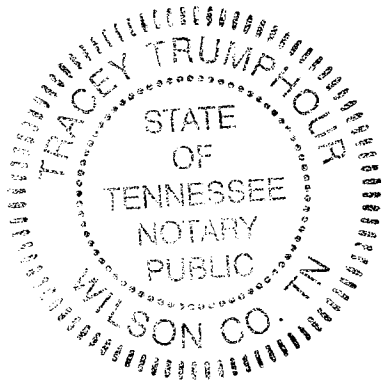
Rosa I King

State of Tennessee
County of Wilson

Personally appeared before me James E King and Rosa I King, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 19th day of June, 2015.

Notary Public Tracey Trumphour - MJ
My Commission Expires: August 14, 2017



RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

True Copy Certification

I, Kelsie Holloway, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kelsie Holloway
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Philip Ellis, a notary public for this county and state, Kelsie Holloway who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/23/16
Notary' Seal (if on paper)

PHILIP ELLIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY