This instrument prepared by:
Perrie & Associates, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 150109TN

RECORD AND RETURN TO:
Hallmark Title Company
100 Bluegrass Commons Blvd.
Suite 115
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20150091543 DEEDWARR
Recvd: 10/27/15 14:19 2 pgs
Fees:13.00 Taxes:366.30
20151027-0109350

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Stacy E. Johnson	~~New Owner~~ First Community Mortgage	**052-04-0-C-011.00CO**
1849 Pallas Drive	275 Robert Rose Drive	
Madison, TN 37115	Murfreesboro, TN. 37129	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lynetta Young**, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto **Stacy E. Johnson, a single person,** hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to-wit:

Land In Davidson County, Tennessee, being Lot No. 11 on the Plan of Ravenwood, of record in Instrument No. 200012110121554, Register's Office for said County, to which reference is make for a more complete description.

Being the same property conveyed to Robert Young and wife, Lynetta Young from Allen Earps, of record dated 10/12/2001 and recorded 10/16/2001, in Instrument No. 200110160112550, Register's Office for Davidson County, Tennessee. Robert Young died on 4/26/14 leaving Lynetta Young as the surviving tenant by the entirety.

SUBJECT TO THE FOLLOWING:

1. 2015 taxes are a lien and will be the responsibility of the Grantee for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

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, his/her heirs and assigns, forever;

AND **Lynetta Young** does covenant with the said Grantee that he/she is lawfully seized and possessed of said land in fee simple and has a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Lynetta Young** further covenants and binds his/her heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her heirs and assigns,

against the lawful claims of all persons whomsoever.

This is property is known as: **1849 Pallas Drive, Madison, TN 37115**.

Executed on this 9th day of October. 2015

Lynetta Young

Lynetta Young

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of said County and State, **Lynetta Young**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **she** executed the within instrument for the purposes therein contained.

Witness my hand this 9th day of October, 2015.

Notary Public

My Commission Expires: 1/8/19

EDWARD B. BALDWIN III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $99,000.00.

Rebecca Campbell

Affiant

Sworn to and subscribed to me, the undersigned, this 9th day of October, 2015.

Vicki Dutton

Notary Public

My Commission Expires: 3/1/16

VICKI DUTTON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY