RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-151200632

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160001471 DEEDWARR
Recvd: 01/07/16 10:41 2 pgs
Fees: 13.00 Taxes: 1184.00
20160107-0001591

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
6th day of January, 2016

Notary Public

MY COMMISSION EXPIRES:

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wallace W. Dietz and Lee Bright Dietz **5049 Lakeview Drive** **Nashville, TN 37220**	**SAME**	**083-10-0-065.00**

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,

Juanita M. Young, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Wallace W. Dietz and Lee Bright Dietz, 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 Nos. 172 and 173 on the map of McEwen Place, as of record in Book 332, Page 133, Register's Office for Davidson County, Tennessee.

Said Lot Nos. 172 and 173 front together 55 feet on the western side of Allen Street, now called Lockland, and run back between parallel lines, 128 feet to an alley.

BEING the same property conveyed to Randall E. Young and wife, Juanita M. Young, by Installment Deed from Sarah C. Brent, dated 5/6/61 and recorded 5/9/61 in Book 3222, Page 513, Register's Office for Davidson County, Tennessee. The said Randall E. Young having since died on or about 9/28/13 leaving property solely vested in Juanita M. Young.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **408 Lockland Drive, Nashville, TN 37206**
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 6th day of January, 2016.

Juanita M. Young by Julia Dianne Binkley, Attorney in Fact

Juanita M. Young by Julia Dianne Binkley, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 6th day of January, 2016, before me personally appeared Julia Dianne Binkley to me known to be the person who executed the foregoing instrument in behalf of Juanita M. Young as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said Juanita M. Young.

Witness my hand and official seal at Nashville, Tennessee, this the 6th day of January, 2016.

Commission Expires:_____

Notary Public

