WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of January, 2016.

Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Chase R Beck	**SAME AS NEW OWNER**	06115001400
(NAME)	(NAME)	
322 Brentwood Oaks		
(ADDRESS)	(ADDRESS)	
Nashville , TN **37211**		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20160002196 DEEDWARR
Recvd: 01/11/16 09:20 2 pgs
Fees:13.00 Taxes:617.90
20160111-0002403

FOR AND 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, I, Gregory Young, an unmarried man, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Chase R. Beck, an unmarried man, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, Tennessee and described as follows to wit:

Land in Davidson County, Tennessee, being the northerly 50.0 feet of Lot No. 59 of the Maplewood Home Tract of record in Book 421, Page 174, Register's Office for Davidson County, Tennessee, and being Lot No. 4 on an unrecorded resubdivision of Lot Nos. 59 and 60, prepared November 10, 1959, by William Collier Parrish Associates, Nashville, Tennessee as follows:

Said property fronts 50.0 feet on the easterly side of Burrus Street and runs back between parallel lines 225.0 feet to a dead line.

Being the same property conveyed to Gregory Young and wife, Katrina Young by Quit Claim Deed from Gregory Young married dated September 27, 2006 of record in Instrument Number 20061005-0123674, Register's Office for Davidson County, Tennessee. The said Gregory Young and Katrina Young having since divorced by Final Decree of the 4th Circuit Court for Davidson County, Tennessee at Nashville, Docket No. 14D-1617, the above real estate was awarded to Gregory Young a/k/a Gregory L. Young.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS; SUBJECT TO NOTES, EASEMENTS, SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN OF MAPLEWOOD HOME TRACT OF RECORD IN BOOK 421, PAGE 174, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO ALL MATTERS SET FORTH ON THE UNRECORDED RESUBDIVISION OF LOT NOS. 59 AND 60, PREPARED NOVEMBER 10, 1959 BY WILLIAM COLLIER PARRISH ASSOCIATES, NASHVILLE, TENNESSEE; SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

unimproved ☐

This is improved ☑ property, known as 3918 Burrus St., Nashville, TN 37216
(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, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my, heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include

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 heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my, heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 hand this 8th day of January, 2016.

Gregory Young

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 8th day of January, 2016, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Gregory Young**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires: 1-9-16

Notary Public, ~~Deanie Gregory~~ Sandy Balent

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

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STATE OF TENNESSEE
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DAVIDSON COUNTY