BILL GARRETT, Davidson County
Trans:T20160007161 DEEDWARR
Recvd: 01/27/16 13:37 2 pgs
Fees:13.00 Taxes:554.63
20160127-0007922

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
15-1859

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS ~~TRANSFER~~ IS $149,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25 DAY OF January, 2016

Notary Public
Commission Expires: 8/23/16

KATHRYN M. CASSIDY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Michael Young 2504 Mashburn Nashville, TN 37210	NEW OWNER	119-07-0-088.00

WARRANTY DEED

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, I/WE,

Karen Slayden, Jennifer Clark and Scott Alexander Devisees Under the Last Will and Testament of Elsie G. Alexander, aka Elsie Grey Alexander

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael Young and Georgia Young, husband and wife and Sandra Young, a single woman

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. 76 on the map of Laurel Acres, Section II, as of record in Book 2133, Page 122, Register's Office for Davidson County, Tennessee.

Said Lot No. 76 fronts 95 feet on the southeasterly side of Mashburn Road, as measured along the curve thereof, and runs back between lines 167.8 feet on the northeasterly side and 165.7 feet on the southwesterly side to a dead line in the rear, which is a broken line, measuring 147 feet.

BEING the same property conveyed to Elsie Grey Alexander from George Ellis Alexander by terms of Final Decree of Divorce (filed in the Fourth Circuit Court for Davidson County, Tennessee, Case No. 84D-3630) between George Ellis Alexander and Elsie Grey Alexander, dated 2/2/87 and recorded 7/30/93 in Book 9030, Page 604; and the same property previously conveyed to George E. Alexander and wife, Elsie R. Alexander, by Warranty Deed from Marcus N. Sumners and wife, Rachel M. Sumners, dated 4/17/64 and recorded 4/20/64 in Book 3709, Page 67, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2504 Mashburn, Nashville, TN 37210.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 25 day of January, 2016.

Karen Slayden

Jennifer Clark

Scott Alexander

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Karen Slayden and Jennifer Clark and Scott Alexander** 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 Brentwood, Tennessee this 25 day of January, 2016.

Notary Public
My Commission Expires: 1/13/20

(Notary Seal)

