BILL GARRETT, Davidson County
Trans:T20160023252 DEEDWARR
Recvd: 03/22/16 11:08 2 pgs
Fees:13.00 Taxes:555.00
20160322-0027047

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $150,000.00.

Affiant

Subscribed and sworn to before me this 16th day of March, 2016.

Notary Public
My commission expires:

JESSICA GRAHAM NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY Expires 03-30-2019

02-1602-49779

Address of New Owner:	Send Tax Bills to:	Tax Information:
Hurt Properties LLC 263 Cathy Jo Drive Nashville TN 37211	Hurt Properties LLC 514 W Tigrett St Halls, TN 38040	133-12-0-138.00 133-12-0-138.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Estate of Maurice E. Youngquist a/k/a Elden Maurice Youngquist, deceased**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Hurt Properties LLC**, hereinafter called the Grantees, their successors 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. 97, on the Plan of Section Three, Valley View Meadows, of record in Book 3700, Page 93, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Maurice E. Youngquist by deed from David M. Wood and wife, Ellen C. Wood, dated April 7, 1986, recorded April 10, 1986, of record in Book 6825, Page 770, Register's Office for Davidson County, Tennessee. The said Maurice E. Youngquist, also known as Elden Maurice Youngquist, having since died intestate on September 16, 2015, with his estate currently being probated in the Circuit Court for Davidson County, Tennessee, Docket No. 15P1443.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 263 Cathy Jo Drive, Nashville, TN 37211.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 25th day of March, 2016.

Estate of Maurice E. Youngquist

By: _____
Garrett Knisley, Personal Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Garrett Knisley, Personal Representatvie of the Estate of Maurice E. Youngquist, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand in Brentwood, TN, this 16th day of March, 2016.

_____
Notary Public
State of Tennessee at Large

My Commission expires: 1-8-2019

AMANDA JOLLIFF
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019