BILL GARRETT, Davidson County
Trans:T20160045538 DEEDWARR
Recvd: 05/31/16 12:29 2 pgs
Fees:13.00 Taxes:566.29

20160531-0054389

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,050.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25 day of May 2016

Notary Public

MY COMMISSION EXPIRES: 9-10-18

(AFFIX SEAL)

SUSAN L HEINRICH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Hannah Segrest Young	Hannah Segrest Young	173 05 0A 066.00
(NAME)	(NAME)	
2040 Shaylin Loop	2040 Shaylin Loop	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN, 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Fifty-Three Thousand Fifty And No/100 Dollars ($153,050.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Krystal R. O'Toole, married and Lee B. Anderson and Mary J. Anderson, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Hannah Segrest Young**, 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:

Being all of Lot No. 66 (Sixty Six) on the Plan of Barnes Crossing, A Planned Unit Development, as shown by Master Deed of record in Instrument Number 20050721-0084791, and Amended of record in Instrument Number 20051114-0136938, of said Register's Office, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Krystal R. O'Toole, married and Lee B. Anderson and Mary J. Anderson, husband and wife by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation dated October 20, 2006 and recorded October 24, 2006 as Instrument No. 200610240131541, in said Register's Office for Davidson County, Tennessee.

Specific Power of Attorney from Lee B. Anderson and Mary J. Anderson to their Attorney In Fact, Krystal R. O'Toole recorded 20160531-0054387 in Davidson County, Tennessee, Instrument #20160531-0054388

File Number: GRN-162676SSO

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2040 Shaylin Loop, Antioch, TN 37013

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, has 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 23rd day of May, 2016.

Krystal R. O'Toole

Shaun Patrick O'Toole

Lee B. Anderson, by Krystal O'Toole, Attorney in Fact

Mary J. Anderson, by Krystal O'Toole, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Krystal R. O'Toole Indvidually and Shaun Patrick O' Toole and Lee B. Anderson and Mary J. Anderson, by Krstal R.O'Toole as attorney in fact, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23nd of May, 2016.

Notary Public

My Commission Expires: 9-4-18

(SEAL)

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File Number: GRN-162676SSO