RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TW160147

WARRANTY DEED	
BILL GARRETT, Davidson County Trans: T20160046937 DEEDWARR Recvd: 06/03/16 10:52 2 pgs Fees: 13.00 Taxes: 887.63 20160603-0056138	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,900.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of May, 2016. NOTARY PUBLIC My commission expires: 6/24/2017 D. SHAYNE ADAIR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Janelle Marie Delle 1316 Scarcroft Lane Nashville, TN 37221	New Owner	141 05 0A 191.00CO

FOR AND IN CONSIDERATION of the sum of Two Hundred Thirty Five Thousand and 00/100 Dollars ($235,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MIRANDA M. YOUNG AND ADAM W. YOUNG, WIFE AND HUSBAND**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **JANELLE MARIE DELLE AND STEVEN DELLE, WIFE AND HUSBAND**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No, 191 on the Plan of Avondale Park, Phase 2, Section 3B of record in Instrument No. 20110208-0111099, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Miranda M. Young and Adam W. Young, wife and husband, by Special Warranty Deed from NVR, Inc, a Virginia Corporation T/A Fox Ridge Homes, dated 6/17/2014, recorded 6/18/2014, of record in Instrument No. 20140618-0053330, in the Register's Office for Davidson County, Tennessee. Being the same property previously conveyed to NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, by Warranty Deed from Avondale Residential, Inc., dated 3/31/2014, recorded 3/31/2014, of record in Instrument No. 20140331-0026495, said Register's Office.

The address of the herein described property is believed to be 1316 Scarcroft Lane, Nashville, TN 37221, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2016 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 31st day of May, 2016.

MIRANDA M. YOUNG

ADAM W. YOUNG

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Miranda M. Young and Adam W. Young, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 31st day of May, 2016.

JAMIE R. STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary Public

Jamie R Steelman
Printed Notary Name

My commission expires: 11/18/18

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED