WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF SEPTEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

G-P-16-2402-T

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Christopher K. Tate	**Legacy Mutual Mortgage**	
(NAME)	(NAME)	**73-9-30.00**
2402 Andrew Place	**210 Westwood Place, Suite 140**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	**Brentwood, TN 37027**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RICHARD YOUNG, MARRIED AND PATRICIA W. YOUNG, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHRISTOPHER K. TATE, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 52 on the Plan of Gibson Heights, of record in Plat Book 1835, Page 133, Register's Office for said County, to which plan reference is hereby made for a more particular description of said property.

Being the same property conveyed to Richard Young, married and Patricia W. Young, unmarried as Tenants in Common with Right to Survivorship, by Warranty Deed from Gerald W. Harper of record in Instrument No. 20141204-0111262 Register's Office for Davidson County, Tennessee.

The above-described property has never been a primary residence of either grantor herein.

This conveyance is subject to:
- Plan of record in Plat Book 1835, Page 133, Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer/Storm Drainage of record in Book 4145, Page 741, Register's Office for Davidson County, Tennessee.
- 2016 Property Taxes and subsequent.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2402 Andrew Place, Nashville, Tennessee 37216**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20160084732 DEEDWARR
Recvd: 09/27/16 10:19 2 pgs
Fees:13.00 Taxes:1221.00
20160927-0101707

Witness my/our hand(s) this the 22nd DAY OF SEPTEMBER, 2016.

Richard Young

Patricia W. Young

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD YOUNG, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of September, 2016.

Notary Public
My Commission Expires: 1/6/2020
(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 01-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATRICIA W. YOUNG, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of September, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212