BILL GARRETT, Davidson County
Trans:T20160094626 DEEDWARR
Recvd: 10/26/16 13:12 2 pgs
Fees:13.00 Taxes:930.55
20161026-0113235

State of Tennessee
County of WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $ 251,500.00

Affiant

Subscribed and sworn to before me this the 24TH day of OCTOBER, 2016.

Notary Public

My commission expires: 6/24/2018

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
TERESA POFF	TERESA POFF	**136-10-0-068.00**
328 CLEARLAKE DR./WEST	328 CLEARLAKE DRIVE WEST	
NASHVILLE, TN 37217	NASHVILLE, TN 37217	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

VANCE YOUNG AND AMIE YOUNG, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

TERESA M. POFF, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 455 on the Plan of Section Seven-A, Priest Lake Park, of record in Plat Book 5200, Pages 107, 108 and 109, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Vance Young and Amie Young, husband and wife by Warranty Deed from Tina L. Peterman, an unmarried woman, of record in Instrument No. 20140221-0014885, Register's Office for Davidson County, Tennessee, dated February 20, 2014, recorded February 21, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 328 Clearlake Drive, WEST Nashville, TN 37217.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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/our hand(s) this 24th day of October, 2016.

VANCE YOUNG

AMIE YOUNG

State of Tennessee
County of Davidson

On this 24th day of October, 2016, before me personally appeared, **VANCE YOUNG AND AMIE YOUNG, HUSBAND AND WIFE,** to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained, and who acknowledged the execution of the same to be their free act and deed.

My Commission Expires: 8.20.2019

Notary Public

