RETURN TO

Greenvue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, Tennessee 37215

WARRANTY DEED

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of October, 2016

Notary Public

MY COMMISSION EXPIRES: 8-20-2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jessica L. Young	New Owner	142-09-E 120.00 CO
(NAME)	(NAME)	BILL GARRETT, Davidson County
1334 Gen Geo Patton Rd		Trans: T20160096597 DEEDWARR
(ADDRESS)	(ADDRESS)	Recvd: 11/01/16 14:07 2 pgs
Nashville TN 37221		Fees: 13.00 Taxes: 906.50
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20161101-0115490

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **James M. Childers, a married man** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jessica L. Young and Robert C. Young, Jr., wife and husband,** 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:

Land in Davidson County, Tennessee, being Unit No. 1334 together with the carport designated as 1334C, on the plan of River Plantation, Section Seven, Phase One, according to the Master Deed of record in Book 6226, page 9, in the Register's Office of Davidson County, Tennessee, and more particularly described in Plat Book 5200, pages 705 and 706, amended in Book 6392, page 321, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for amore particular description.

Being the same property conveyed to James M. Childers, an unmarried man, by Warranty Deed from Michael Bouldin, a single person, dated September 2, 2014, of record in Instrument No. 20140905-0081737, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1334 General George Patton Road, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2016, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantors; All matters appearing on the plat of record in Plat Book 5200, pages 705 and 706; Master Deed establishing a Horizontal Property Regime of River Plantation, of record in Book 6226, page 9 and Book 6392, page 321; By-Laws of record in Book 6226, page 18 and Instrument No. 20141014-0095009; Articles of Incorporation/ Charter of record in Instrument No. 20070405-0041036 and Instrument No. 20141014-0095008; all of record in the Register's Office for Davidson County, Tennessee.

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, 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 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.

This property was not the marital residence of the Grantor.

Witness my hand this 28th day of October, 2016.

James M. Childers

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared James M. Childers, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 28th day of October, 2016.

Notary Public
My Commission Expires: _____

File No.: 24057

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-23-2019