Davidson County DEEDWARR
Recvd: 11/16/16 11:35 3 pgs
Fees:18.00 Taxes:703.00
20161116-0120851

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
16-2521TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 190,000.00.

Chasity Petty
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th day of November, 2016.

Rita B Mitchell
Notary Public

RITA B. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN.

Commission Expiration: 3-31-2020

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Mark S. Voyles 111 Donald Street Nashville, TN 37207	Peoples Home Equity Inc. 170 N. Seven Oaks Knoxville, TN 37922	07103008500

WARRANTY DEED

FOR AND IN 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, WE, **Charles Wayne Young and Ronnie Louis Young, Heirs of Edna Julia Young**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mark S. Voyles, a married man,** 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:

Property known as 111 Donald Street Nashville, TN 37207, County of Davidson to-wit:

BEING Lot No. 6 on the Plan of C. L. Morris Subdivision, of record in Book 1835, Page 116, Register's Office for said County.

SAID Lot No. 6 fronts 84 feet on the north side of Donald Street and extends back 180 feet on the westerly line and 181.7 feet on the easterly line to a dead line in the rear on which it measures 84 feet.

Being the same property conveyed to Edna Julia Young by Quitclaim deed from Charles Wayne Young, as Trustee of the Edna Young Trust dated 11/14/2007 and recorded 11/14/2007, filed of record in Instrument No. 200711140133583, said Register's Office. The said Edna Julia Young having since died on 1/29/2016, intestate, leaving as her heirs, Charles Wayne Young and Ronnie Louis Young. See Affidavit of Heirship of record in Instrument No. 20160301-0019380 and 20161116-0120850, said Register's Office.

Tax Map and Parcel ID is as follows 07103008500

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 111 Donald Street, Nashville, TN 37207

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 unemcumbered, 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 my hand this 14th day of November, 2016.

Charles Wayne Young
Heir of the Estate of Edna Julia Young

Ronnie Louis Young
Heir of the Estate of Edna Julia Young

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within name **Charles Wayne Young, Heir of the Estate of Edna Julia Young**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee, this 14th day of November, 2016.

RITA B. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN.

Rita B Mitchell
Notary Public at Large
My commission expires: 3-31-2020

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within name **Ronnie Louis Young, Heir of the Estate of Edna Julia Young**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee, this 14th day of November, 2016.

RITA B. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC

Rita B Mitchell
Notary Public at Large
My commission expires: 3-31-2020

True Copy Certification

I, **Carrie Porter**, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Carrie Porter

Carrie Porter

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Rita B Mitchell**, a notary public for this county and state, **Carrie Porter** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rita B Mitchell

Rita B Mitchell

My Commission Expires: **3/31/2020**

