WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160104273 DEEDWARR
Recvd: 11/28/16 11:49 2 pgs
Fees: 13.00 Taxes: 1702.00
20161128-0124423

KIMBERLY D. HICKS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of November, 2016.

Notary Public

MY COMMISSION EXPIRES: 3-25-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Larry White	New Owner	104150299.00
(NAME)	(NAME)	
1662 Hobbit Rd.		
(ADDRESS)	(ADDRESS)	
Dunedin, FL 34698		
(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 considerations, the receipt of which is hereby acknowledged, **Jubal Lee Young, Executor of the Estate of Stephen T. Young**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Larry White and wife, Yvonne White**, hereinafter called the GRANTEE(S), 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 the Easterly 50 feet of the Westerly one-half of the Southerly one-half of Lot 34 on the Plan of Belair, of record in Book 332, Page 6, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
Said part of Lot No. 34 fronts 50 feet on the Northerly side of Westwood Avenue and runs back between parallel lines 192 feet to a dead line.

Being the same property conveyed to Stephen T. Young, an unmarried person by Installment Deed from George Byers Garden, a widower and unmarried, and Agnes Millie Simester, a widow and unmarried, dated February 20, 1981 and recorded February 23, 1981 of record in Book 5713, Page 234, Register's Office for Davidson County, Tennessee.

The said Stephen T. Young died testate on March 17, 2016, devising subject property to Jubal Lee Young, as evidenced in File No. 16P1126, Probate Court Clerk's Office for Davidson County, Tennessee

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2017 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Book 332, Page 6, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions recorded, as Instrument Number 20031105-0162613, in the Register's Office for Davidson County, Tennessee, together with all amendments

thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☐ property, known as 2712 Westwood Avenue, Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), 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), 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 22nd day of November, 2016.

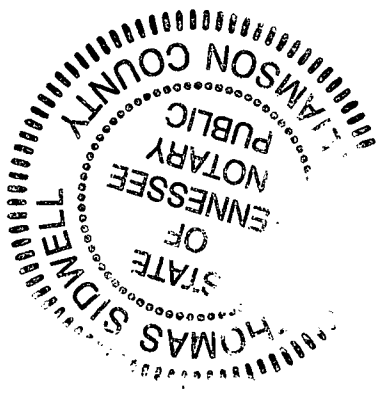
Jubal Lee Young, Executor

State of Tennessee
County of Williamson

Personally appeared before me Jubal Lee Young, Executor of the Estate of Stephen T. Young, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 22nd day of November, 2016.

Notary Public K. Thomas Sidwell
My Commission Expires: 11/15/17



RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064