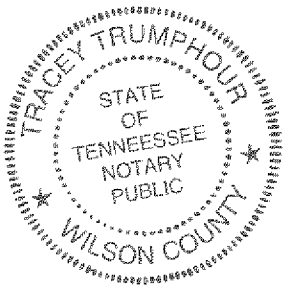
Davidson County DEEDWARR
Recvd: 01/18/17 11:39 3 pgs
Fees:18.00 Taxes:858.40
20170118-0005336

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of January, 2017.

Notary Public

MY COMMISSION EXPIRES: 8.14.17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brian R. Caroland	Wilson Bank & Trust	096-14-0 022.00
(NAME)	(NAME)	
2820 Branwood Drive	1436 W Main St	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Lebanon, TN 37087	
(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, I, **Wesley Dryw Young, married, heir at law of Sheila A. Young, also known as Sheila A. Scott, deceased**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Brian R. Caroland and Charlotte Coggins Caroland, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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 Lot No. 112, on the Plan of Twin Lawn, of record in Plat Book 2331, Page 9, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Wilburn E. Young, Jr., and wife, Sheila A. Young by Warranty Deed from Richard D. Arrington and wife, Susan L. Arrington, dated May 28, 1985 and filed for record at Book 6568, Page 688, in the Register's Office for Davidson County, Tennessee. Wilburn E. Young, Jr. and Sheila A. Young having since divorced. Sheila A. Young, now known as Sheila A. Scott, died on June 5, 2015 leaving Wesley Dryw Young as her sole heir at law, as evidenced by an Affidavit of Heirship from Pam Wilson, dated December 12, 2016 and filed for record at Instrument Number 20170118-0005334; and by an Affidavit of Heirship from Ellen Smith, dated December 9, 2016 and filed for record at Instrument Number 20170118-0005333; and also by Quitclaim Deed from Wilburn E. Young, Jr. to Wesley Dryw Young, married, dated December 14, 2016 and filed for record at Instrument Number 20170118-0005335, said Register's Office.

Melody Young, spouse of Wesley Dryw Young, joins in the execution of this instrument for the purpose of conveying any interest, marital or otherwise, she may have to the property as listed above.

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 2820 Branwood Drive, Nashville, TN 37214

(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), their heirs and/or 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/or 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 17th day of January, 2017.

Wesley Dryw Young

Melody Young

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned Notary, personally appeared Wesley Dryw Young and Melody Young, known to me, or proved on the basis of satisfactory evidence, to be the ones who executed the foregoing instrument for the purpose herein contained, as their free act and deed.

Witness my hand and official seal this 17th day of January, 2017.

NOTARY

My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Kimie Perry 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Jill Simmons, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission expires: September 4, 2019
Notary Seal (if on paper)

