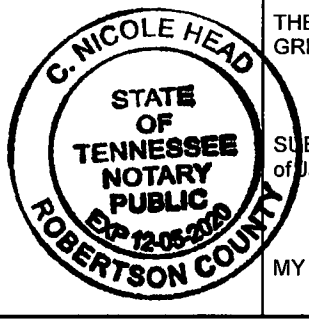
File No.: 16126042

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $288,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of January, 2017.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John R. Sherrod III	SAME	084 09 0 001.00
(NAME)	(NAME)	
510 S. Main St.		Davidson County DEEDWARR Recvd: 01/23/17 15:06 3 pgs Fees:18.00 Taxes:1065.60 **20170123-0007332**
(ADDRESS)	(ADDRESS)	
Springfield, TN 37172		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Tyler Young and Allison Young (FKA Allison Stillwell), husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **John R. Sherrod, III** hereinafter called the GRANTEE, his 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, and being all of Lot No. 13, Section One, East Towne, according to survey and plat of same appearing of record in Book 3700, page 147, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Being the same property conveyed to Allison Stillwell, unmarried, by Warranty Deed dated 08/31/2011 and filed for record on 09/02/2011 in Instrument 20110902-0068374, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all matters as set forth per Plat of record in Book 3700, page 147, said Register's Office, and Restrictions of record in Book 4182, page 214, said Register's Office.

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.

Tyler Young, spouse of Allison Young (FKA Allison Stillwell), hereby joins in this conveyance to convey all his right, title and interest in and to the subject property.

This is improved property known as: 812 Beth Drive, Nashville, TN 37206

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 we do covenant with the said GRANTEE 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 myself, my 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 our hand this 20th day of January, 2017.

Tyler Young

By: Deborah H. Stillwell, Attorney-in-Fact

Allison Young

By: Deborah H. Stillwell, Attorney-in-Fact

State of Tennessee
County of ~~Rutherford~~ *Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Deborah H. Stillwell, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledged that she is the attorney-in-fact for Tyler Young, and is authorized by him to execute this instrument in his behalf by virtue of an instrument of record in ~~Record Book XXXXXXXX, page XXXXXXX of the Register's Office of Rutherford County, Tennessee~~ * *Instrument _____ of the Register's Office of Davidson County, Tennessee.

Notary Public
My Commission Expires: 3/18/2019

LYNN F. VAUGHT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

State of Tennessee
County of ~~Rutherford~~ *Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Deborah H. Stillwell, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein, and who acknowledged that she is the attorney-in-fact for Allison Young (FKA Allison Stillwell), and is authorized by her to execute this instrument in her behalf by virtue of an instrument of record in ~~Record Book XXXXXXXX, page XXXXXXXX of the Register's Office of Rutherford County, Tennessee~~ * *Instrument _____ of the Register's Office of Davidson County, Tennessee.

Notary Public
My Commission Expires: 3/18/2019

LYNN F. VAUGHT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

RETURN TO:
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN 37130
File No.: 16126042

Certificate of Authenticity

I, Gary L. Dilliha, 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 ROBERTSON

Personally appeared before me, Rhonda Dunn, a notary public for this county and state, Gary L. Dilliha who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

RHONDA DUNN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission Expires: October 26, 2020.

Notary's Seal (If on paper)