BILL GARRETT, Davidson County
Trans:T20170008076 DEEDWARR
Recvd: 01/27/17 12:25 2 pgs
Fees:13.00 Taxes:592.00

20170127-0009115

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Brandon Walker
Affiant

Subscribed and sworn to before me, this 26TH DAY OF JANUARY, 2017.

M. Wynchester
Notary Public

MY COMMISSION EXPIRES: 10/10/17

(AFFIX SEAL)

M. WYNCHESTER STATE OF TENNESSEE NOTARY PUBLIC BEDFORD COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lisa L. North and James Brandon Walker	Lisa L. North (NAME)	02508000400
118 Maupin Circle (ADDRESS)	118 Maupin Circle (ADDRESS)	
Shelbyville, TN 37160 (CITY) (STATE) (ZIP)	Shelbyville, TN 37160 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Geneva Williams Young, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Lisa L. North and James Brandon Walker, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LYING AND BEING A CERTAIN TRACT OR PARCEL OF LAND, DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 88 ON THE PLAN OF ROSEHILL SUBDIVISION, SECTION I, NOW KNOWN AS RANCHWOOD ESTATES, CITY OF GOODLETTSVILLE AND OF RECORD IN PLAT BOOK 2900, PAGE 64, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SEE ALSO, PLAT BOOK 2900, PAGE 125, SAID REGISTER'S OFFICE.
SAID LOT NO. 88 FRONTS 160 FEET ON THE NORTHERLY SIDE OF ROSEHILL DRIVE AND RUNS BACK BETWEEN LINES, 278.5 FEET ON THE EASTERLY LINE AND 200 FEET ON THE WESTERLY LINE TO A BROKEN LINE IN THE REAR UPON WHICH IT MEASURES 189.2 FEET THEREON.
BEING THE SAME PROPERTY CONVEYED TO JAMES WILLIAM YOUNG AND WIFE, GENEVA YOUNG, FROM ALLEN YOUNG AND WIFE, DONNA YOUNG, BY WARRANTY DEED, DATED DECEMBER 12, 1987, OF RECORD IN BOOK 7425, PAGE 916, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID JAMES W. YOUNG HAVING SINCE DIED, SURVIVED BY GENEVA WILLIAMS YOUNG. GENEVA WILLIAMS YOUNG SUBSEQUENTLY CONVEYED SAID PROPERTY TO GENEVA WILLIAMS YOUNG, TRUSTEE OF THE GENEVA WILLIAMS YOUNG REVOCABLE LIVING TRUST DATED DECEMBER 23, 2003, BY A QUITCLAIM OF RECORD AS INSTRUMENT 20040108-0003182, SAID REGISTER'S OFFICE. SEE ALSO, QUITCLAIM DEED FROM GENEVA WILLIAMS YOUNG, TRUSTEE OF THE GENEVA WILLIAMS YOUNG REVOCABLE LIVING TRUST DATED DECEMBER 23, 2003 TO GENEVA WILLIAMS YOUNG, AN UNMARRIED INDIVIDUAL, DATED DECEMBER 19, 2016, OF RECORD IN BOOK 20161222, PAGE 0134670, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
BY WAY OF RECITAL, JAMES WILLIAM YOUNG AND JAMES W. YOUNG ARE ONE AND THE SAME PI
BY WAY OF FURTHER RECITAL, GENEVA YOUNG, GENEVA WILLIAMS YOUNG, GENEVA WILLIAMS YOUNG, TRUSTEE OF THE GENEVA WILLIAMS YOUNG REVOCABLE LIVING TRUST DATED DECEMBER 23, 2003, AND GENEVA WILLIAMS YOUNG, AN UNMARRIED INDIVIDUAL, ARE ONE AND THE SAME PERSON.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR 2017 AND SUBSEQUENT YEARS.

JAMES ALLEN YOUNG EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF GENEVA WILLIAMS YOUNG, PURSUANT TO DURABLE POWER OF ATTORNEY OF RECORD BY INSTRUMENT NO. 20161222-0134669, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )

WARRANTY DEED
(Continued)

This is improved (X) property, known as 211 Rosehill Drive, Goodlettsville, TN 37072
(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 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.

Witness my/our hand(s) this 26th day of January, 2017.

Geneva Williams Young

Geneva Williams Young

By: James Allen Young ATTORNEY IN FACT
James Allen Young, Attorney-In-Fact

State of Tennessee
County of Davidson

On this 26th day of January, 2017, before me, a Notary Public, in and for said County and State, personally appeared James Allen Young, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Geneva Williams Young, acknowledged that such person executed the same as the free act and deed of the said Geneva Williams Young.

Witness my hand and seal, this 26th day of January, 2017.

Mary Birthright
Notary Public

MARY BIRTHRIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

My commission expires:

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072