Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-0288

Davidson County DEEDWARR
Recvd: 03/27/17 15:04 3 pgs
Fees:18.00 Taxes:1158.10
20170327-0029796

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $313,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th day of March, 2017

Notary Public
Commission Expires: 5-8-18

A. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

Address of New Owner	Send Tax Bills To:	Map & Parcel
Brittany Young 726 Chickasaw Ave. Nashville, TN 37207	Same	071-12-0-167.00

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, I/WE,

Jesse Marcrum and Amy D. Billings, as tenants in common

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brittany Young, an unmarried woman

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:

Land in Davidson County, Tennessee, being Lot No. 67 on the Plan of Victory Heights Subdivision, of record in Plat Book 1130, Page 97, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Rebecca DeVane, unmarried by Warranty deed from Myrtle L. Dickens, unmarried, of record in Instrument No. 20070518-0059396, Register's Office for Davidson County, Tennessee, dated May 07, 2007 and recorded on May 18, 2007.

Being the same property conveyed to Jesse Marcrum and Amy D. Billings, as tenants in common by Warranty deed from Rebecca DeVane, unmarried, of record in Instrument No. 20160112-0002970, Register's Office for Davidson County, Tennessee, dated January 08, 2016 and recorded on January 12, 2016. Subject Property was not a marital residence of Jesse Marcrum or Amy D. Billings, and as such is not subject to any homestead, dower or other marital interest as contemplated by TN law.

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.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 726 Chickasaw Ave., 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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 24th day of March, 2017.

Jesse Marcrum

Amy D. Billings

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jesse Marcrum and Amy D. Billing, as tenants in common** 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 within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 24th day of March, 2017.

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Sarah Simmons
Notary Public
My Commission Expires: 5-8-2018

(Notary Seal)

True Copy Certification

I, Jamie Ivey, 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 therewith 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 Williamson

Personally appeared before me, Cassie Lovvorn, a notary public for this county and state, Jamie Ivey, 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: 03/03/2019

CASSIE LOVVORN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY