# WARRANTY DEED

REBECCA SHIELDS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

KW17-3003

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

Subscribed and sworn to before me, this 4th DAY OF April, 2017.

Notary Public

MY COMMISSION EXPIRES: 2/8/2021
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Kehinde A. Carew | New Owner (NAME) | |
| 3003 Stafford Drive | 3003 Stafford Dr. (ADDRESS) | |
| Nashville, TN 37214 (CITY) (STATE) (ZIP) | Nashville, TN 37214 (CITY) (STATE) (ZIP) | 085-11-0-029.00 |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we RICHARD ALLEN YOUNG, AS THE SOLE HEIR AT LAW OF DAVID ALLEN YOUNG, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KEHINDE A. CAREW AND ROSLYN CAREW HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that 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. 102 on the Plan of Stanford Country Club Estates, Section 3, of record in Plat Book 2900, Page 67, 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 Perry R. Young, Jr. et ux Marjorie R. Young by Warranty Deed from Margaret B. Penrice, a widow of record in Book 4607, page 33, Register's Office for Davidson County, Tennessee, dated May 30, 1972 and recorded on June 05, 1972.

The said Perry R. Young, Jr. died March 29, 1998, leaving his wife, Marjorie R. Young, as the surviving tenant by the entirety. The said Marjorie R. Young died December 5, 2004, and by her Last Will and Testament of record in Instrument No. 20120808-0070834, Register's Office for Davidson County, Tennessee, devised the subject property to her son, David A. Young. The said David A. Young died intestate on November 16, 2015, leaving Richard Allen Young, as his sole heir at law. Lorna G. Young was appointed to serve as Administratrix of his Estate by the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 016P-270.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 2900, Page 67, Book 3026, Page 310, amended in Book 3075, Page 186, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( X ) property, known as 3003 Stafford Drive , Nashville, Tennessee 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 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 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 4th day of April, 2017.

Richard Allen Young, as the sole Heir at Law of David Allen Young

BILL GARRETT, Davidson County
Trans:T20170029037 DEEDWARR
Recvd: 04/06/17 10:08 2 pgs
Fees:13.00 Taxes:906.50
20170406-0033713

STATE OF Tennessee
COUNTY OF Davidson

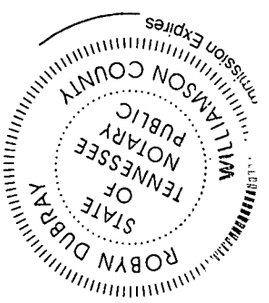
On this the 4th day of April, 2017, before me personally appeared Richard Allen Young, as the sole Heir at Law of David Allen Young to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 4th day of April, 2017.

Notary Public

My Commission Expires: 2/15/2021

(SEAL)




**RETURN TO:**
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959