# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/17/17 10:38 2 pgs
Fees:13.00 Taxes:407.00
**20170417-0036747**

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$110,000.00.**

LeeAnn Maloney
Affiant

Subscribed and sworn to before me this 17th day of April, 2017.

Notary Public
My Commission expires: 5-24-17
(Affix Seal)

JULIE COOPER NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| Samuel D Speer | Same | 043-05-0-217.00 |
| 708 Brooks Avenue | | |
| Madison, TN 37115 | | |

**WITNESSETH**: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Tonya Ruth Bailey**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Samuel D Speer and wife, Faith N Speer**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Being south one-half of Lot No. 13, in Block "B" on the Map of Crestview Estates, as of record in Plat Book 843, Page 81, Register's Office for Davidson County, Tennessee, to which reference is hereby made for further description of said property.**

**Being the same property conveyed to James A. Young and wife, Tonya R. Young from Mary A. Webster, (formerlyknown as Mary A. Staggs), by Warranty Deed dated October 6, 1994, of record in NBook 9492, Page 485, Register's Office for Davidson County, Tennessee. Further conveyed to Tonya Ruth Young from James Andrew Young by Quitclaim Deed dated July 6, 2010, of record in Instrument Number 20100826-0067420, Register's Office for Davidson County, Tennessee.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 in the estimated amount of $1,669.79 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 043-05-0-217.00, which are not due until 10/1/2017.
- Subject to all matters as shown on the Plan of record in Plat Book 843, Page 81, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 5528, Page 724, Register's Office for Davidson County, Tennessee.

This is improved property known as: **708 Brooks Avenue, Madison, TN 37115**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 hands this April 7, 2017.

Tonya Ruth Young Bailey
**Tonya Ruth Young Bailey**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Tonya Ruth Young Bailey** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 7, 2017

My commission expires 3-24-17

Julie Coone
Notary Public

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-5-2018

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE