WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF APRIL, 2017.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

G-TN-17-109

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Justin Prince	**Same as New Owner**	
(NAME)	(NAME)	
P.O. Box 60736		**082-12-0-083.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KELLEY A. YOUNG, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JUSTIN PRINCE, MARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Lot No. 21 on the Plan of the Neill S. Brown to East Nashville, as of record in Book 57, Page 50, Register's Office for Davidson County, Tennessee, and also of record in Plat Book 2, Page 100, of the Chancery Court described as follows:

Beginning at a point in the Northeasterly margin of Neill Avenue at the intersection of the Southeasterly line of a 15 foot alley, being the first alley Northwest from Silverdene Place, formerly Ramsey or Georgia Street; thence Northeasterly 195 feet to a point in the margin of another alley; thence with margin of said last mentioned alley, Southeasterly 65 feet more or less to a point; thence Southwesterly 195 feet to the Northeasterly margin of Neill Avenue; thence with the margin of the same Northwesterly 65 feet to the beginning.

Being the same property conveyed to Kelley A. Young, unmarried by Warranty deed from CB Investments, LLC of record in Instrument No. 20120305-0018737 Register's Office for Davidson County, Tennessee, dated February 24, 2012 and recorded on March 05, 2012.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 50, Plat 2, Page 100, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **109 Neill Avenue , Nashville, Tennessee 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(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.

BILL GARRETT, Davidson County
Trans:T20170035469 DEEDWARR
Recvd: 04/27/17 09:46 2 pgs
Fees:13.00 Taxes:1535.50
20170427-0041300

Witness my/our hand(s) this the 25th DAY OF APRIL, 2017.

Kelley A. Young

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KELLEY A. YOUNG, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of April, 2017.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212