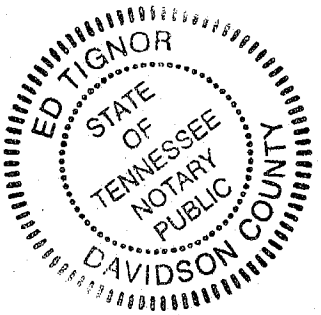
WARRANTY DEED



STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$143,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF APRIL, 2017

Notary Public

MY COMMISSION EXPIRES : 5/8/18

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Rose Tignor, Attorney for Main Street Title, Inc., 2231 N. Mt Juliet Rd, #203, Mount Juliet TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: Clifford Young and Jon Hageman ll	**SEND TAX BILLS TO:** Clifford Young and Jon Hageman ll	**MAP-PARCEL NUMBERS**
(NAME) 2820 Galesburg Dr	(NAME) 2820 Galesburg Dr	150-05-0-217.00
(ADDRESS) Nashville, TN 37217	(ADDRESS) Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE,

Roger M. Hendricks and Joan C. Hendricks

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Clifford Young and Jon Hageman ll

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. 695 on the Plan of Edge-O-Lake Estates, Section 17, as of record in Book 4460, page 44, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.
Being the same property conveyed to Roger M. Hendricks and wife, Joan C. Hendricks by deed from Timothy A. Hendricks and wife, Anna K. Hendricks, of record in Instrument No. 20080909-0092236, dated September 8, 2008 , in Davidson County Register's Office in TN.

unimproved ☐
This is improved ☒ property, known as **2820 Galesburg Dr, Nashville, TN 37217**
(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.

Davidson County DEEDWARR
Recvd: 04/28/17 09:36 3 pgs
Fees:18.00 Taxes:530.95
20170428-0041794

Witness our hands this **27th day of April 2017.**

Roger M. Hendricks by Tim Hendricks as atty in fact

Roger M. Hendricks by Tim Hendricks as atty in fact

Joan C. Hendricks by Tim Hendricks as atty in fact

Joan C. Hendricks by Tim Hendricks as atty in fact

State of TN

County of Wilson

On this 27th day of April 2017, before me personally appeared Tim Hendricks to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Roger M Hendricks and Joan C Hendricks and who acknowledged that he executed the same as the free act and deed of Roger M. Hendricks and Joan C Hendricks.

Witness my hand at office on **27th day of April 2017.**

Notary Public My Commission Expires: 5/8/18

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I Lauren Buttrey, do hereby make oath that I am 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.

Lauren Buttrey
Signature

State of TN

County of Wilson

Personally appeared before me, Ed Tignor, a notary public for this county and state, Lauren Buttrey who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ed Tignor
Notary's Signature

My Commission Expires: 5/8/18
Notary' Seal (if on paper)

