This instrument prepared by:
Perrie & Associates, LLC
1616 Westgate Circle
Brentwood, TN 37027

File # 170997TN

Davidson County DEEDWARR
Recvd: 06/16/17 11:56 3 pgs
Fees:18.00 Taxes:832.50
20170616-0060687

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Emmalie E. Wilson	**SecurityNational Mortgage Co.**	**75-08-0A-113.00**
4805 Trenton Drive	**5300 S. 360 W. STE 150**	
Hermitage , TN 37076	**Murray, UT 84123**	

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, **Tiwania Y. Young**, a single person, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto **Emmalie E. Wilson, a single woman, and Laurie K. Wilson, a married woman,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Rutherford County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 2, on the Plan of REVISED PLAT, BROOKE CASTLE, Planned Unit Development, as shown by plat appearing of record in Plat Book 6250, Page 691, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Tiwania Y. Young, a single person, by Warranty Deed from Billy Wilson and wife, Wilma Wilson, dated 3/9/11 and recorded 3/18/11 in Instrument Number 20110318-0021194, Register's Office for Davidson County, TN.

SUBJECT TO THE FOLLOWING:

1. 2017 taxes are a lien and will be the responsibility of the Grantees for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

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 **Tiwania Y. Young** does covenant with the said Grantees that he/she is lawfully seized and possessed of said land in fee simple and has a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Tiwania Y. Young** further covenants and binds his/her 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.

This is property is known as: **4805 Trenton Drive, Hermitage , TN 37076**.

Executed on this 14th day of June. 2017

Tiwania Y. Young by Edward B. Baldwin, attorney in fact

Tiwania Y. Young, by Edward B. Baldwin, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Edward B. Baldwin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Tiwania Y. Young, and that he is authorized by Tiwania Y. Young, to execute this instrument on her behalf, as evidenced by a Power of Attorney recorded simultaneously herewith.

Witness my hand and seal at office on this 14th day of June, 2017.

TISHA BALDWIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 1-8-19

Notary Public

My Commission expires: 1-8-19

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $225,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 14th day of June, 2017.

Notary Public

KEMBERLY POWELL STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

My Commission Expires: 3-30-21

True Copy Certification

I, KRISTEN TRAINI, 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 TENNESSEE

County of SUMNER

Personally appeared before me, DARLENE K. SUHRBIER, a notary public for this county and state, KRISTEN TRAINI 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: 5-27-2019
Notary' Seal (if on paper)

