Davidson County DEEDWARR
Recvd: 07/24/17 15:22 4 pgs
Fees:23.00 Taxes:1776.00
20170724-0074727

Commitment Number: 22449710

After Recording Return To:
ServiceLink, LLC
1355 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
NATHANIEL CARDEN, 619 B MOORE AVENUE, NASHVILLE, TN 37203

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
105 7 I 2.00 CO

GENERAL WARRANTY DEED

GREEN & YOUNG ENTERPRISES, LLC, whose mailing address is **208 ASHLAWN COURT, FLORENCE, AL 35634**, hereinafter grantor, for $480,000.00 (Four Hundred Eighty Thousand Dollars and Zero Cents) in consideration paid, grants, with general warranty covenants to **NATHANIEL CARDEN**, hereinafter grantee, whose tax mailing address is **619 B MOORE AVENUE, NASHVILLE, TN 37203**, the following real property:

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, BEING KNOWN AS FOLLOWS: BEING UNIT B AS SHOWN ON EXHIBIT B OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HOMES AT 619 MOORE AVENUE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, AS OF RECORD IN INSTRUMENT NO. 20140408-0029326, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION OF SAID UNIT.

True Copy Certification

I, Lindsey M. Tyler, 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.

Lindsey M Tyler
Signature

State of PA

County of Allegheny

Personally appeared before me, Lissette Moree a notary public for this county and state, Lindsey M Tyler 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: 5/4/2018
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Lissette Anne Moree, Notary Public
Hopewell Twp., Beaver County
My Commission Expires May 4, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

DERIVATION CLAUSE

BEING THE SAME PROPERTY CONVEYED TO GREENE & YOUNG ENTERPRISES, LLC, FROM DEEP RIVER DEVELOPMENT, LLC, DATED 02/08/2016 RECORDED 02/10/2016, DEED DOC NO. 20160210-0012690, COUNTY OF DAVIDSON, STATE OF TENNESSEE.

Property Address is: 619 B MOORE AVENUE, NASHVILLE, TN 37203

Parcel ID: 105 7 I 2.00 CO

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on July 19, 2017:

RY GREENE

~~GREEN~~ & YOUNG ENTERPRISES, LLC

GREENE & YOUNG ENTERPRISES, LLC

By: _____

Name: RICHARD YOUNG

Its: MANAGING MEMBER

STATE OF Tenn.
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on July 19, 2017 by RICHARD YOUNG its MANAGING MEMBER on behalf of **GREEN & YOUNG ENTERPRISES, LLC** who is personally known to me or has produced drivers license as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

_____
Notary Public

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires March 08, 2021

Maximum principal indebtedness for Tennessee recording tax purposes is $480,000.00
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Tenn.
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $480,000.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 19 day of July, 2017.

Affiant

Richard Young
Print Name

(Seal)

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires March 08, 2021

Notary Public

My commission expires:

3-8-2021

Gloria M. Jackson
Print Name