SEND TAX STATEMENTS TO NAME AND ADDRESS OF NEW OWNERS:

Roy W. Young
113 Donelson Pike
Nashville, TN 37214

MAP/PARCEL: 063160A07000CO

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN FOR WHICH THE PREPARER ASSUMES NO RESPONSIBILITY.
PREPARED BY:
TRI-STAR TITLE CO., LLC.
106 E. COLLEGE STREET
MURFREESBORO, TN 37130

Davidson County DEEDWARR
Recvd: 08/03/17 11:10 3 pgs
Fees:18.00 Taxes:536.50
20170803-0079212

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum and amount of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid, and for other good and valuable considerations, the receipt of all of which is hereby acknowledged, the undersigned, **DONALD R. RANKIN, a widower and the survivor of an estate by the entireties,** has this day bargained and sold and do hereby transfer and convey unto, **ROY W. YOUNG, an unmarried man,** his heirs and assigns, forever, a certain tract or parcel of realty situated in Davidson County, State of Tennessee and being more particularly described as follows, to-wit:

Being Lot No. 109 on the Plan of Hampton Park (formerly Chitwood Downs), a Planned Unit Development, as shown by plat of record in Plat book 6900, Page 405, and as amended in Book 6900, pages 550 through 552, and corrected in Book 7462, page 445, and amended in Book 1818, page 112, of the Register's Office of Davidson County, Tennessee, to which plat reference is made for a more complete and accurate description of said lot.

Being the same property conveyed to Donald R. Rankin and wife, Christine M. Rankin, by Warranty Deed dated July 31, 2006, and filed for record in Instrument No. 20060803-0094461, said Register's Office. The said Christine M. Rankin having died on December 3, 2014.

THIS property is subject to any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

This is improved property known as 1717 Aaronwood Drive, Old Hickory, TN 37138

POSSESSION of premises with delivery of deed.

REAL PROPERTY TAXES for 2017 will prorated between the parties herein.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, his heirs and assigns, forever.

I further covenant with the said grantee, that I am lawfully seized and possessed of said real estate; that I have a good right to convey the same, and that it is unencumbered except for the 2017 real property taxes, which taxes have been prorated between the parties herein and the grantor having paid his prorata share unto the grantee; the grantee assumes and agrees to pay the same when due.

I do further covenant and bind myself, my heirs, assigns and representatives to forever warrant and defend the title to the said real estate unto the said grantee, his heirs and assigns, forever, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this the 2nd day of August, 2017.

Donald R. Rankin by
Connie Hooe, Attorney in Fact
Connie Hooe, Attorney in Fact
Donna Watson, Attorney in Fact
Donna Watson, Attorney in Fact

STATE OF TENNESSEE)
: ss.
COUNTY OF DAVIDSON)

* Don R. Rankin and Donald R. Rankin are one and the same

Personally appeared before me, the undersigned authority, a Notary Public within and for the State and County, aforesaid, **CONNIE HOOE AND DONNA WATSON**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing (WARRANTY DEED) instrument for the purposes therein contained; and the said **CONNIE HOOE AND DONNA WATSON** to me known to be the persons who executed the foregoing instrument on behalf of **DONALD R. RANKIN**,* acknowledged that they executed the same as the free act and deed of said **DONALD R. RANKIN,** and for the purposes therein contained by virtue of a Power of Attorney, duly executed by the said **DONALD R. RANKIN** and appearing of record in Instrument No. 20170803-0079211, Register's Office for Davidson County, Tennessee.

WITNESS MY HAND AND OFFICIAL SEAL at Old Hickory, Tennessee, on this the 2nd day of August, 2017.

Eileen Smith
NOTARY PUBLIC

EILEEN SMITH STATE OF TENNESSEE NOTARY PUBLIC CANNON COUNTY

My Commission Expires: 7/23/18

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater is $145,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me, this the 2nd day of August, 2017.

Eileen Smith
NOTARY PUBLIC

EILEEN SMITH STATE OF TENNESSEE NOTARY PUBLIC CANNON COUNTY

My commission expires: 7/23/18

TRUE COPY CERTIFICATION

I, **EILEEN SMITH,** 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.

Eileen Smith
EILEEN SMITH

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, Tricia L. Dittmer, a notary public for this county and state, Eileen Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tricia L Dittmer
Notary's Signature

My Commission Expires: 2/20/18

Notary Seal:

