WARRANTY DEED

UPON RECORDING, RETURN TO:
Legacy Title and Escrow, LLC
380 Robert Rose Dr. Murfreesboro, TN
37129

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of June, 2107

Notary Public

MY COMMISSION EXPIRES: 9/20/20

(AFFIX SEAL)

SUSAN MAGNUSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-20-2020

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Andrea Heard Young	American Retirement Mtg.	176050a12000co
(NAME) 5376 Sunnyvale Dr.	(NAME) 3820 North Dale Blvd Suite 111A	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Tampa, FL 33624	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Allen N. Kizzee and wife, and Penny M. Kizzee,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Andrea Heard Young,** 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. 95 on the Plan of Hickory Woods Estates Section C of record in Plat Book 6900, Pages 885-887, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Allen N. Kizzee and wife, Penny M. Kizzee, by deed of record in Book 10685 , Page 893 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 5376 Sunnyvale Dr., Antioch, TN 37013
(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.

BILL GARRETT, Davidson County
Trans: T20170072015 DEEDWARR
Recvd: 08/18/17 14:13 2 pgs
Fees: 13.00 Taxes: 777.00
20170818-0085230

Witness my/our hands this 8th day of June, 2107.

Allen N. Kizzee

Penny M. Kizzee

State of Tennessee
County ~~of Davidson~~ Wilson

Personally appeared before me Allen N. Kizzee and Penny M. Kizzee, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 8th day of June, 2107.

KRYSTN T. BURRELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 06-01-2019

Notary Public
My Commission Expires:

File No.: 12139