Bill Garrett Davidson County
Batch# 32221 DEEDWARR
12/01/2017 09:52:59 AM 2 pgs
Fees: $13.00 Taxes: $1,572.50
20171201-0122648

Prepared by & Return to:
Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $425,000.00

Affiant

ANNEMARIE CAIN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Subscribed and sworn to before me, this 28th day of November, 2017.

Notary Public
My commission expires: 2.20.18

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Lucas Daniel Young Emily Jeanne Anastasia Young 3821 Sentinel Drive Nashville, TN 37209	New owner	Map & Parcel 103-04-0-315.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Liam McLeod, Married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Lucas Daniel Young and Emily Jeanne Anastasia Young, Husband and Wife**, hereinafter called the Grantees, their successors 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. 14 on the Plan of Second Revised, Valley View Subdivision, Section One of record in Plat Book 2331, Page 113, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Liam Mcleod, married by Warranty deed from Anders Liedholm and Melissa Liedholm, husband and wife of record in Instrument No. 20150421-035377 Register's Office for Davidson County, Tennessee, dated April 20, 2015 and recorded on April 21, 2015.

The above referenced property is investment property and has never been the principal marital residence for the Grantor.

This conveyance is subject to:
-County of Davidson Taxes for the year of 2018 and thereafter, not yet due and payable.
-Subject to all matters shown on the Plan of record in Plat Book 2331, Page 113, Register's Office for Davidson County, Tennessee.
-Restrictions of record in Book 2446, Page 146 as amended in Book 2487, Page 19, in the Register's Office for Davidson County, Tennessee,
-All easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as **3821 Sentinel Drive Nashville, TN 37209**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 28th day of November, 2017.

Liam McLeod

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Liam McLeod**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN this the 28th day of November, 2017.

Notary Public
State of Tennessee

My Commission expires:

