WARRANTY DEED

W-BR-17-4509

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF NOVEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 2/25/20 (AFFIX SE/

Bill Garrett Davidson County
Batch# 34439 DEEDWARR
12/07/2017 10:50:48 AM 2 pgs
Fees: $13.00 Taxes: $999.00

20171207-0124930

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Brian R. Young and Kimberly M. Young	First Bank	
(NAME)	(NAME)	**61-2-21.00**
4509 Graycroft Avenue	221 Indian Lake Blvd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Hendersonville, TN 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RACHEL E. HIRES AND MATTHEW HIRES, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRIAN R. YOUNG AND KIMBERLY M. YOUNG, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 240 of Gra-Mar Acres, Section 7, of record in Plat Book 2331, Page 80, Register's Office for said County, and more particularly described as follows:

Lot No. 240 fronts 100 feet on the westerly side of Graycroft Avenue and extends back between lines 171.1 feet on the northerly line and 121.4 feet on the southerly line to a broken line in the rear on which it measures 134.9 feet.

Being the same property conveyed to Rachel E. Hires and Matthew Hires, wife and husband, by Warranty Deed from Lauren E. Williams, a single woman and Jerry B. Williams, a married man, recorded December 26, 2014 in Instrument No. 20141226-0118093, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for 2018 and subsequent years.
- All matters shown on the Plan of record in Plat Book 2331, Page 80, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4509 Graycroft Avenue, Nashville, Tennessee 37216**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 27th DAY OF NOVEMBER, 2017.

Rachel E. Hires

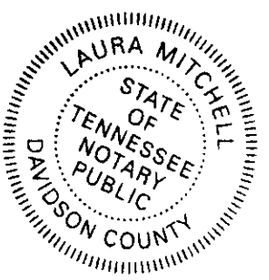
Matthew Hires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RACHEL E. HIRES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of November, 2017.

Notary Public
My Commission Expires: 3/6/18
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MATTHEW HIRES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of November, 2017.

Notary Public
My Commission Expires: 3/6/18
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212