Bill Garrett Davidson County
Batch# 49273 DEEDWARR
01/19/2018 12:15:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20180119-0005867

#34044

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 265,000.00.

Affiant

Subscribed and sworn to before me, this 12th day of January, 2018.

Notary Public

My commission expires: October 7, 2019

(Notary Stamp)

THIS INSTRUMENT PREPARED BY: 34044
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Robert S. Young and Emily E. Crutcher	**USAA Federal Savings Bank**	**117-03-0D-241.00-CO**
241 Hillsboro Place	**10750 McDermott Freeway**	
Nashville, TN 37215	**San Antonio, TX 78288**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Norman J. Tennefoss and Denise K. Eaton, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Robert S. Young and wife, Emily E. Crutcher

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Unit No. 241 on the Plan of Hillsboro Station Condominiums, of record in Plat Book 6250, Pages 751-753, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Hillsboro Station, a horizontal property regime established by Master Deed of record in Book 6740, Page 37, amended in Book 8140, Page 689, said Register's Office.

BEING the same property conveyed to Norman J. Tennefoss and Denise K Eaton, husband and wife by deed dated June 4, 2015 from Simon M. Sedek, married of record in Instrument No. 20150612-0055824, Register's Office for Davidson County, Tennessee.

This is improved property known as **241 Hillsboro Place, Nashville, TN 37215.**

SP 11/2015

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.
2.
3. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

4. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 10TH day of January, 2018.

Norman J. Tennefoss

Denise K. Eaton

STATE OF WA
COUNTY OF Spokane

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Norman J. Tennefoss and Denise K. Eaton, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 10 day of January, 2018.

Teresa Hurt
Notary Public
My Commission Expires: 3/27/2021

TERESA HURT
Notary Public
State of Washington
My Appointment Expires
Mar 27, 2021

SolomonParks File No. 3017036

SP 11/2015

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

