(1)

Send Tax Statement To:
New Owner

Bill Garrett
Batch# 75812
04/03/2018 10:36:45 AM
Fees: $18.00 Taxes: $851.00

Davidson County
DEEDWARR
3 pgs

20180403-0030931

This Instrument Prepared By/Return To:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

Name and Address of New Owner:
Joann Searfoss
1717 Aaronwood Drive
Old Hickory, TN 37138

From Information Furnished By
The Parties

Map and Parcel 63-16-A-70.00CO

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **ROY W. YOUNG, AN UNMARRIED MAN**, has this day bargained and sold and does hereby transfer and convey unto, **JOANN SEARFOSS, UNMARRIED WOMAN,** her heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Old Hickory, and being described as follows, to-wit:

Being all of Lot No. 109, on the plan of Hampton Park (formerly Chitwood Downs), a Planned Unit Development, according to plat and survey appearing 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 Book 8110 , page 401 and amended in Book 8181, page 112, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Roy W. Young, an unmarried man, by deed from Donald R. Rankin, a widower and the survivor of an estate by the entireties, dated August 2, 2017, appearing of record in Instrument No. 20170803-0079212, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 7351,page, first amendment of record in Book 7451, page 739, second amendment of record in Book 8336, page 393, Charter of Chitwood Downs Homeowners Association, Inc., of record in Book 7431, page 204; Charter of Hampton Park of record in Book 8517, page 762, amended in Book 8833, page 216, Amendment to Plat (and subdivision name changeof plat of record in Book 8181, page 112), Quitclaim deed to Hampton Park Homeowners Association, Inc; (formerly Chitwood Downs Homeowners Association) for open spaces of record in Book 8207, page 276; Grants of Easements of record in Book 11030, pages 740, 743 and 785; Book 7489, page 515; Book 7460, page 930; Book 8739, page 991; Book 8657, page 179; Book 8007, page 235; Book 2247, page 75; Deed of Conveyance of record in Book 8951, page 797; easements, covenants conditions and all matters and notes shown on the plan of record in Plat Book 6900, pag 550, 551, 552; Certificate of Correction of record in Book 7462, page 445,; Surveyor's Certificate of Correction of record in Book 8110, page 401, and amendment to the Plat of record in Book 8181, page 112; all of said Register's Office.

THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **JOANN SEARFOSS, UNMARRIED WOMAN,** her heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2018 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes 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.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 22nd day of March, 2018.

Roy W. Young

STATE OF Florida)
)
COUNTY OF Santa Rosa

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, Roy W. Young, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that he executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Florida, Gulf Breeze, this the 22 day of March, 2018.

NOTARY PUBLIC
My Commission Expires: Jul 2 2021

KRISTEN NICOLE RADCLIFFE
Notary Public - State of Florida
Commission # GG 118171
My Comm. Expires Jul 2, 2021

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $230,000.00, 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 22nd day of March, 2018.

NOTARY PUBLIC
My Commission Expires: 7/2/2021

KRISTEN NICOLE RADCLIFFE
Notary Public - State of Florida
Commission # GG 118171
My Comm. Expires Jul 2, 2021