Bill Garrett Davidson County
Batch# 76390 DEEDWARR
04/04/2018 03:23:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20180404-0031786

SEND TAX STATEMENTS TO NAME AND ADDRESS OF NEW OWNERS:

Roy W. Young
113 Donelson Pike
Nashville, TN 37214

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN FOR WHICH THE PREPARER ASSUMES NO RESPONSIBILITY.
PREPARED BY:
TRI-STAR TITLE CO., LLC.
106 E. COLLEGE STREET
MURFREESBORO, TN 37130

MAP/PARCEL: 064 02 0 107.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum and amount of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid, and for other good and valuable considerations, the receipt of all of which is hereby acknowledged, the undersigned, **JIM M. BEVANS III AND WIFE, CAROL BEVANS,** has this day bargained and sold and do hereby transfer and convey unto, **ROY W. YOUNG, an unmarried man,** his heirs and assigns, forever, a certain tract or parcel of realty situated in Davidson County, State of Tennessee and being more particularly described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 329 on the Plan of Brandyvwine Farms Subdivision, Section 19, as of record in Book 5050, page 12, Register's Office in Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jim M. Bevans III and wife, Carol Bevans, by Quitclaim Deed from Jim M. Bevans and wife, Rachel H. Bevans, by Deed of record in Book 8976, page 126, said Register's Office.

THIS property is subject to 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.

This is improved property known as 312 Willow Bough Lane, Old Hickory, TN 37138

POSSESSION of premises with delivery of deed.

REAL PROPERTY TAXES for 2018 will prorated between the parties herein.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, his heirs and assigns, forever.

We further covenant with the said grantee, that we are lawfully seized and possessed of said real estate; that we have a good right to convey the same, and that it is unencumbered except for the 2018 real property taxes, which taxes have been prorated between the parties herein and the grantors having paid their prorata share unto the grantee; the grantee assumes and agrees to pay the same when due.

We do further covenant and bind ourselves, our heirs, assigns and representatives to forever warrant and defend the title to the said real estate unto the said grantee, his heirs and assigns, forever, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this the 29th day of March, 2018.

Jim M. Bevans III

Carol Bevans

STATE OF TENNESSEE)
: ss.
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for the state and County aforesaid, the within named Jim M. Bevans III and Carol Bevans, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Murfreesboro, Tennessee, on this the 29th day of March, 2018.

NOTARY PUBLIC

EILEEN SMITH
STATE OF TENNESSEE NOTARY PUBLIC
CANNON COUNTY

My Commission Expires: 7/23/18

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater is $265,000.00 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 the 29th day of March, 2018.

NOTARY PUBLIC

EILEEN SMITH
STATE OF TENNESSEE NOTARY PUBLIC
CANNON COUNTY

My commission expires: 7/23/18

TRUE COPY CERTIFICATION

I, **EILEEN SMITH,** 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.

Eileen Smith
EILEEN SMITH

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, Tricia L. Dittmer, a notary public for this county and state, Eileen Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tricia L Dittmer
Notary's Signature

My Commission Expires: 2/21/22

Notary Seal:

