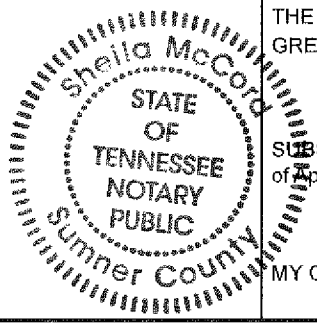
WARRANTY DEED

Bill Garrett Davidson County
Batch# 81545 DEEDWARR
04/17/2018 09:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,739.00
20180417-0035893



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of April, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/19/19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Agnes B. Elliott Eckenfelder	Agnes B. Elliott Eckenfelder	064-03-OA-104.00
(NAME)	(NAME)	
2016 Dunedin Cove	2016 Dunedin Cove	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Old Hickory, TN 37138	
(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 considerations, the receipt of which is hereby acknowledged, we, **James E. Young and wife, Susan L. Young**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Agnes B. Elliott Eckenfelder, an unmarried woman, Clark Elliott and Brenda Elliott, husband and wife, as tenants in common with rights of survivorship**, hereinafter called the GRANTEE(S), their heirs and/or 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. 183 on the Plan of Phase Eleven, Section Two, Brandywine Pointe of record in Book 9700, Page 241, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James E. Young (erroneously typed as Yound on previous deed) and wife, Susan L. Young by Warranty Deed from Walter Nelms and Jacqueline P. Nelms, husband and wife dated December 8, 1998 and recorded December 17, 1998 of record in Book 11257, Page 194, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for 2018 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Book 9700, Page 241, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions recorded, as Book 10194, Page 767, Register's Office for Davidson County, Tennessee; By-Laws of Brandywine Pointe Community Association, Inc recorded as Book 10721, Page 835 Register's Office for Davidson County, Tennessee; Charter of Brandywine Pointe Community Association, Inc recorded as Book 9013, Page 39 and Book 9117, Page 77 Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2016 Dunedin Cove, Old Hickory, TN 37138

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/or 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/or 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 our hands this 13th day of April, 2018.

James E. Young by Pamela King, AIF

James E. Young
By: Pamela King, Attorney-In-Fact

Susan L. Young by Pamela King, AIF

Susan L. Young
By: Pamela King, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary, personally appeared Pamela King, known to me, or proved on the basis of satisfactory evidence, to be the one who executed the foregoing instrument on behalf of James E. Young and Susan L. Young, and who executed the same as their free act and deed, by virtue of a Power of Attorney, duly executed and recorded at Book Instrument Number_____, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 13th day of April, 2018.

NOTARY

My Commission Expires: 3/19/19

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Jill Simmons, do hereby make oath that I am a license 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.

Jill Simmons
Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Sheila McCord, a notary public for this county and state, Jill Simmons who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires: 3/19/19

