This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Susan Annette Young
1653 Stonewater Drive
Hermitage, TN 37076

Bill Garrett Davidson County
Batch# 87470 DEEDWARR
05/02/2018 11:35:56 AM 2 pgs
Fees: $13.00 Taxes: $943.50
20180502-0041720

SEND TAX BILL TO:
Franklin American Mortgage
6100 Tower Circle Ste 600
Franklin, TN 37067

MAP/PARCEL 097-02-0A-123.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kevin P. McCoy, unmarried, hereafter called the GRANTOR,** have bargained and sold, and by these presents, do transfer and convey unto **Susan Annette Young, a single person, hereafter called the GRANTEE,** her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 123 on the Plan of Final Plat, Villages of Riverwood, Section One, Phase 2A of record in Plat at Instrument No. 20110401-0025117, Surveyors Certificate of Correction of record in Instrument No. 20110510-0035925 and in Instrument No. 20120705-0059091 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kevin P. McCoy by Warranty deed from Beazer Homes Corp., a Tennessee Corporation of record in Instrument No. 20111019-0081486 Register's Office for Davidson County, Tennessee, dated October 17, 2011 and recorded on October 19, 2011.

This is improved property known as: **1653 Stonewater Drive, Hermitage, Tennessee 37076**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTOR does covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE her heirs and assigns, against the lawful claims of all persons whomsoever.

Possession to be given 30th day of April, 2018.

WITNESS MY HAND on this the 30th day of April, 2018

Kevin P. McCoy

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Kevin P. McCoy,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 30th day of April, 2018.

NOTARY PUBLIC

My Commission Expires: 6/22/2021

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is $255,000.00.

AFFIANT

Subscribed and sworn to before me this the 30th day of April, 2018.

NOTARY PUBLIC

My Commission Expires: 6/22/2021

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY