Return To: 18-0183
Four Star Title, LLC
2606 N. Mt. Juliet Road
Mt. Juliet, TN 37122

WARRANTY DEED

Bill Garrett Davidson County
Batch# 109836 DEEDWARR
06/28/2018 10:50:09 AM 2 pgs
Fees: $13.00 Taxes: $1,517.00

20180628-0062448

TONYA THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILSON MY COMMISSION EXPIRES:

A-BR-18-704

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson TN

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00.

Alex Thomas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF JUNE, 2018.

Tonya Thomas
Notary Public

MY COMMISSION EXPIRES: 9-6-20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
David Duncan, IV	Peoples Home Equity Inc.	
(NAME)	(NAME)	**082-08-0-277.00**
704 Mcferrin Avenue	5205 Maryland Way Ste 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206-3524	Brentwood TN 37027	
(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 consideration, the receipt of which is hereby acknowledged, **PARKER A YOUNG AND ERIN YOUNG, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAVID DUNCAN, IV, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 3 on the Plan of J.W. Hart's Addition to East Nashville of record in Plat Book 57, Page 129, 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 Parker A. Young and Erin Young, husband and wife by Warranty deed from Summer Williams Moltzan fka Summar Williams, a married woman of record in Instrument No. 20140925-0088582 Register's Office for Davidson County, Tennessee, dated September 25, 2014 and recorded on September 25, 2014.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 129, Register's Office for Davidson County, Tennessee.
- Taxes for 2018 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **704 Mcferrin Avenue, Nashville, Tennessee 37206-3524**.

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 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 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 my/our hand(s) this the 22 DAY OF JUNE, 2018.

Parker A Young

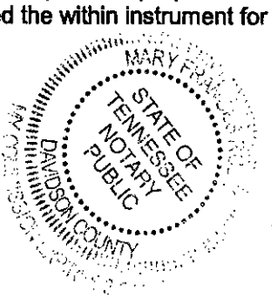
Erin Young

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PARKER A YOUNG, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of June, 2018.

Notary Public
My Commission Expires: 1-3-22
(SEAL)

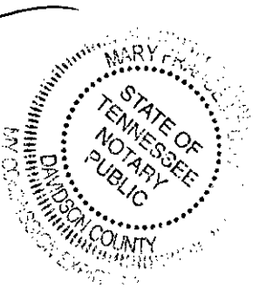


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERIN YOUNG, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of June, 2018.

Notary Public
My Commission Expires: 1-3-22
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212