RECORDING INFORMATION	STATE OF Tennessee) COUNTY OF Robertson)
Bill Garrett Davidson County Batch# 118546 DEEDWARR 07/19/2018 11:53:30 AM 3 pgs Fees: $18.00 Taxes: $340.40 20180719-0070489	The actual consideration for this transfer or value of property transferred (whichever is greater) is $92,000.00. Affiant Sworn to and subscribed before me this 18th day of July, 2018. Notary Public My Commission Expires: 2-27-2019 (SEAL)
THIS INSTRUMENT PREPARED BY: Webb Sanders PLLC 3037A Highway 31W, P.O. Box 887 White House, TN 37188	

RYAN GARDNER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 02-27-2019

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Jeffrey Keith 7316 Highway 76E Springfield, TN 37172	New Owner(s)	052-01-0-253.00

This Indenture is made on the 18th day of July, 2018, by and between **BETTY JEAN YOUNG and EDDIE YOUNG** ("Grantor"), and **JEFFREY KEITH** ("Grantee").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 8 of Block B on the Plan of Power and Roth's Subdivison of record in Plat Book 843, Page 75, 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 Tracy A. Young, a single man, by Warranty Deed from Carmen Coles and Tammy Whittaker as devisees of, Mary T. Wilkerson (also known as Mary E. Wilkerson), of record in Book 10422, Page 689, in the Register's Office for Davidson County, Tennessee, dated April 18, 1997 and recorded on April 21, 1997. The said Tracy A. Young died intestate on January 27, 2018 and his estate was opened for administration in Docket No. 855 in the Probate Court for Davidson County, Tennessee. The said Betty Jean Young and Eddie Young are the sole heirs-at-law of the said Tracy A. Young as set forth in those certain Affidavits of Heirship of record in Instrument Nos. 201807190070487 and 201807190070488, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 755 Oakdell Avenue, Madison, TN 37115.

This conveyance is being made subject to:

1. Any and all applicable zoning and setback requirements.

2. Taxes for the year 2018 and subsequent years, a lien not yet due and payable.

3. Subject to all matters shown on the Plan of record in Plat Book 843, Page 75; Book 843, page 7; Book 421, page 184, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 18th day of July, 2018.

GRANTOR:

Betty Jean Young

Eddie Young

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, BETTY JEAN YOUNG and EDDIE YOUNG, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of July, 2018.

Notary Public

My Commission Expires: 2-27-2019

RYAN GARDNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 02-27-2019

TRUE COPY CERTIFICATION

I, LISA HODGES, 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.

Lisa Hodges

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, RYAN GARDNER, a notary public for this county and state, LISA HODGES who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: _____

