Record and Return To:
Limestone Title & Escrow, LLC
522 B Brandies Circle
Suite 1
Murfreesboro, TN 37128

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 143829 DEEDWARR
09/21/2018 10:38:20 AM 2 pgs
Fees: $13.00 Taxes: $757.99

20180921-0093694

JILL RODRIGUEZ STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $204,863.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 11TH DAY OF SEPTEMBER, 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES 10-11-21

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 18-5003B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank, please use the address of the new owner	MAP-PARCEL
Kate Swan	Same as	044-15-0-253.00
1013 Berry Street	New owner	
Nashville, TN 37138		

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,

ROLAND S. YOUNGER AND WIFE, TRACY A. YOUNGER

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KATE SWAN

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND 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. 84 on the Plan of Section "D", Village of Old Hickory of record in Plat Book 1424, Page 65, 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 Roland S. Younger and wife, Tracy A. Younger by Warranty deed from Laura B. Gore, an unmarried person of record in Instrument No. 20130820-0087509 Register's Office for Davidson County, Tennessee, dated August 05, 2013 and recorded on August 20, 2013.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 1013 Berry Street, Nashville, TN 37138

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 hand on the 11th day of September, 2018.

Roland S. Younger by

Roland S. Younger, by Tracy A. Younger as Attorney-in-Fact

Tracy A Younger Attorney in Fact

Tracy A Younger

Tracy A. Younger

STATE OF MONTANA
COUNTY OF Cascade

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **TRACY A. YOUNGER,** with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of **ROLAND S. YOUNGER,** for the purposes therein contained, and who further proved to me that she is the Attorney in Fact for **ROLAND S. YOUNGER,** and is authorized by **ROLAND S. YOUNGER,** to execute this instrument on his behalf.

Witness my hand and official seal, this 11th day of September, 2018.

Notary Public

My Commission Expires: 07-14-2021

LAURA JOHNSON NOTARY PUBLIC STATE OF MONTANA SEAL

LAURA JOHNSON
NOTARY PUBLIC for the
State of Montana
Residing at Great Falls, Montana
My Commission Expires
July 14, 2021

STATE OF MONTANA
COUNTY OF Cascade

Personally appeared before me, a Notary Public of said County and State, ROLAND S. YOUNGER AND TRACY A. YOUNGER, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 11th day of September, 2018.

Notary Public

My Commission Expires: 07-14-2021

LAURA JOHNSON NOTARY PUBLIC STATE OF MONTANA SEAL

LAURA JOHNSON
NOTARY PUBLIC for the
State of Montana
Residing at Great Falls, Montana
My Commission Expires
July 14, 2021

File #: 18-5003B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027