Karen Johnson Davidson County
Batch# 242494 DEEDWARR
06/12/2019 01:15:30 PM 2 pgs
Fees: $13.00 Taxes: $481.00
20190612-0056468

WARRANTY DEED

JODI JACKSON
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 $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th day of June, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/26/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Chad A. Lautt, Trustee of Tip Top Trust dated October 11, 2007	Chad A. Lautt, Trustee of Tip Top Trust dated October 11, 2007	150 02 0 139.00
(NAME)	(NAME)	
PO Box 23096	PO Box 23096	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37202	Nashville, TN 37202	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Shannon B. Young, an unmarried man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Chad A. Lautt, Trustee of Tip Top Trust dated October 11, 2007**, hereinafter called the Grantees, 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. 17-A, Zone Lot Division of Lots 16, 17, 25 through 33, and 37 through 45, Harbor Gate, Section I Revised, as of record in Plat Book 6250, Page 638, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete description thereof.

Being the same property conveyed to Shannon B. Young, An Unmarried Man by Warranty Deed from Dorothy E. Hall, unmarried dated June 4, 2013 and recorded June 13, 2013 as Instrument No. 20130613-0060511, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1005 Wesleyville St, Nashville, TN 37217

File Number: GRN-1905366FC

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, their heirs and assigns forever; and we do covenant with 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 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 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 our hands this 7 day of June, 2019.

Shannon B. Young

STATE OF ~~TENNESSEE~~ Virginia

COUNTY OF Fairfax

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Shannon B. Young, an unmarried man, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th of June. 2019.

Notary Public

My Commission Expires: 31 May 2021

JUANITA LAVON WINBUSH
NOTARY PUBLIC
REGISTRATION # 7182215
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
MAY 31, 2021

(SEAL)

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)

File Number: GRN-1905366FC