SEND TAX STATEMENTS TO NAME AND ADDRESS OF NEW OWNERS:

Roy W. Young
5012 Tulip Grove Lane
Hermitage, TN 37076

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN FOR WHICH THE PREPARER ASSUMES NO RESPONSIBILITY.
PREPARED BY:
TRI-STAR TITLE CO., LLC.
106 E. COLLEGE STREET
MURFREESBORO, TN 37130

MAP: 95-03-0-A
PARCEL: 001.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum and amount of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid, and for other good and valuable considerations, the receipt of all of which is hereby acknowledged, the undersigned, **EDWIN KEITH CARRIGAN, unmarried,** has this day bargained and sold and do hereby transfer and convey unto, **ROY W. YOUNG, an unmarried man,** his heirs and assigns, forever, a certain tract or parcel of realty situated in Davidson County, State of Tennessee and being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee being Unit No. 1 on the plan of Magnolia Square Condominiums, according to the Master Deed of record in Book 6685, page 253, in the Register's Office of Davidson County, Tennessee, and as shown on the Plan of Magnolia Square Condominiums appended as Exhibit "B" to the Master Deed of record in Book 6685, page 275, int he Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a m ore particular description.

Being the same property conveyed to Edwin Keith Carrigan by Quitclaim Deed from 1994-N2 Tennessee Associates, L.P., a Delaware limited partnership, on May 9, 2000, of record in Instrument No. 20000525-0052250, said Register's Office.

THIS conveyance is subject to Master Deed in Book 6685, page 253; Assignment and Designation as Successor Declarant in Book 8145, page 401 and in Book 10320, page 582; Rules and Regulations of Magnolia Square Condos in Instrument 20060725-0089316, said Register's Office.

THIS property is subject to any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

POSSESSION of premises with delivery of deed.

REAL PROPERTY TAXES for 2019 will prorated between the parties herein.

This is improved property known as 2258 Lebanon Road, #1, Nashville, TN 37214.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, his heirs and assigns, forever.

Karen Johnson Davidson County
Batch# 245636 DEEDWARR
06/19/2019 12:03:30 PM 3 pgs
Fees: $18.00 Taxes: $481.00
20190619-0059029

I further covenant with the said grantee, that I am lawfully seized and possessed of said real estate; that I have a good right to convey the same, and that it is unencumbered except for the 2019 real property taxes, which taxes have been prorated between the parties herein and the grantor having paid his prorata share unto the grantee; the grantee assumes and agrees to pay the same when due.

I do further covenant and bind myself, my heirs, assigns and representatives to forever warrant and defend the title to the said real estate unto the said grantee, his heirs and assigns, forever, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this the 19th day of June, 2019.

Edwin Keith Carrigan

STATE OF TENNESSEE)
: ss.
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the state and County aforesaid, the within named Edwin Keith Carrigan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Nashville, Tennessee, on this the 19th day of June, 2019.

Lindsey Frye
NOTARY PUBLIC

LINDSEY FRYE STATE OF TENNESSEE NOTARY PUBLIC CANNON COUNTY

My Commission Expires: 5·16·2022

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater is $130,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me, this the 19th day of June, 2019.

Lindsey Frye
NOTARY PUBLIC

My commission expires: 5·16·2022

LINDSEY FRYE STATE OF TENNESSEE NOTARY PUBLIC CANNON COUNTY

TRUE COPY CERTIFICATION

I, **TRACEY GULLETT**, 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.

Tracey Gullett
TRACEY GULLETT

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, Lindsey Frye, a notary public for this county and state, Tracey Gullett, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lindsey Frye
NOTARY PUBLIC

My commission expires: 5·16·2022

