THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190621362

Karen Johnson Davidson County
Batch# 258801 DEEDWARR
07/19/2019 08:44:45 AM 2 pgs
Fees: $13.00 Taxes: $924.63
20190719-0070710

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $249,900.00.

Affiant

Subscribed and sworn to before me, this 12th day of July, 2019.

Notary Public
My Commission Expires: 1-24-22

TAMMY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Danielle E. Thomas	~~New Owner~~ US Bank	Tax Parcel ID No.
119 Dodge Drive	7601 Penn Ave S. # A1	119-03-0-067.00
Nashville TN 37210	Richfield MN 55423	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Heather Young and Travis Young, Wife and Husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Danielle E. Thomas*** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

* a single woman

Being part of Lot No. 41 on the Plan of Crescent Heights, as of record in Book 2331 page 106, Register's Office for Davidson County, Tennessee, described as:

Beginning at a point in the westerly margin of Dodge Drive, at the corner of Lots No. 40 and 41, thence with the Drive in a southeasterly direction 60 feet; thence around a 20Â° radius curve in a southeasterly direction 31.4 feet to a point in the line between Lots No. 41 and 42; thence with the line between said lots, southwesterly 258.8 feet to a point; thence with the line between Lots No. 39 & 41, northeasterly 160 feet to a monument and continuing in a northeasterly direction with the line between Lots No. 40 and 41, 140 feet to the beginning.

Being the same property conveyed to HEATHER YOUNG and TRAVIS YOUNG, WIFE AND HUSBAND, by deed from LUTHER E. CANTRELL, JR., of record in Instrument No. 20190122-0006100, dated January 18, 2019, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 119-03-0-067.00.

Matters shown on the Plan of record in Plat Book 2331, page 106, said Register's Office.

This is improved property located at 119 Dodge Drive Nashville TN 37210

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of July, 2019.

Heather Young

Travis Young

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Heather Young and Travis Young, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of July, 2019.

Notary Public

My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
DECEMBER 15, 2021