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

CRT File No. 190621234

Karen Johnson Davidson County
Batch# 263757 DEEDWARR
07/30/2019 09:00:13 AM 2 pgs
Fees: $13.00 Taxes: $6,290.00
20190730-0074731

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,700,000.00.

David G. Young
Affiant

Subscribed and sworn to before me, this 29th day of July, 2019.

Notary Public
My Commission Expires: 11/9/21

ANDREW T. WOOD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
David G. Young and Neel Young 606 Westover Drive Nashville TN 37205	Pinnacle Bank 150 3rd Avenue South Nashville, TN 37201	Tax Parcel ID No. 130 02 0 177.00

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, **Andrew H. Dale, unmarried and Laura Levitt Dale, unmarried**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David G. Young and Neel Young, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of The Country Club Land Company's Subdivision, of the 25 acre tract in Belle Meade, as of record in Plat Book 421, Page 116, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Andrew H. Dale and wife, Laura Levitt Dale by Warranty Deed from Gary L. Collier and wife, Ann M. Collier, recorded on the 28th day of September, 2007 in Instrument No. 20070928-0115795, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE COUNTRY CLUB LAND COMPANY'S SUBDIVISION, OF THE 25 ACRE TRACT IN BELLE MEADE, as recorded in Plat Book 421, Page(s) 116.

This is improved property located at 606 Westover Drive Nashville TN 37205

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 29th day of July, 2019.

Andrew H. Dale

Laura Levitt Dale

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Andrew H. Dale and Laura Levitt Dale, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of July, 2019.

Notary Public

My Commission Expires: _____

