Karen Johnson Davidson County
Batch# 268600 DEEDWARR
08/08/2019 09:27:17 AM 2 pgs
Fees: $13.00 Taxes: $762.20
20190808-0078920

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd. Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $206,000.00

Affiant

Subscribed and sworn to before me, this 22 day of July 2019.

Notary Public

My commission expires:

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

Address of New Owner:	Send Tax Bills to:	Tax Information
Deborah A. Wyman 2040 Shaylin Loop Antioch, TN 37013	New Owner	173-05-0A-066.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Hannah Segrest Young, an unmarried woman,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Deborah A. Wyman, an unmarried woman,** 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:

Land in Davidson County, Tennessee, being Unit No. 66 (Sixty Six), on the Plan of Barnes Crossing, Phase One, a Planned Unit Development, as shown on Exhibit A of the Master Deed of record as Instrument No. 20050721-0084791, as re-recorded as Instrument No. 20050805-0092480, and as amended as instrument No. 20051114-0136938, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Hannah Segrest Young by Warranty Deed from Krystal R. O'Toole, married, and Lee B. Anderson and Mary J. Anderson, husband and wife, dated May 23, 2016 of record as Instrument No. 20160531-0054389, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

Subject to easements and restrictions of record in Instrument No. 20050128-0010427, Instrument Number 20050721-0084791 re-recorded in Instrument No. 20050805-0092480, amended in Instrument No. 20051114-0136938 and Instrument No. 20071227-0147998, Book 6791, page 479, Instrument No. 20050811-0095171, Instrument No. 20181210-0120117, and Instrument No. 20181210-0120117, Register's Office for Davidson County, Tennessee.

This property is improved property known as 2040 Shaylin Loop, Antioch, TN 37013

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 this the 22nd day of July, 2019.

Hannah S. Young

Hannah Segrest Young

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Hannah Segrest Young,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 22nd day of July, 2019.

Notary Public

My Commission expires: 7-6-2020

FILE NO: 2019076309

BRIAN HURST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 6, 2020