Karen Johnson Davidson County
Batch# 315281 DEEDWARRSP
11/14/2019 09:08:30 AM 5 pgs
Fees: $28.00 Taxes: $592.00
20191114-0117365

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371

Return to: Radian Title Services, 1000 GSK Drive, Ste. 210, Coraopolis, PA 15108

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Rebecca Young	REBECCA YOUNG	069 04 0 179.00
100 East Fairview Drive	100 EAST FAIRVIEW DRIVE	
Nashville, TN 37218	NASHVILLE, TN 37218	

19-1026725

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION OF One Hundred Sixty Thousand and 00/100 Dollars ($160,000.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of all of which is hereby acknowledged, ROBERT L. YOUNG, widowed-not remarried, surviving spouse of CINDY L. YOUNG, deceased, hereinafter referred to as "Grantor", has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey with special warranty unto REBECCA YOUNG, unmarried, hereinafter referred to as "Grantee", whose mailing address is 100 East Fairview Drive, Nashville, TN 37218, her heirs and assigns forever, the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, more particularly described as follows, to wit:

Being Lot No. 78 the Plan of Haynes Park Subdivision, Section 2, as of record in Book 4460, Page 51, Register's Office for Davidson County, Tennessee, described as follows: BEGINNING at a point in the westerly margin of Haynes Park Drive at the common dividing line between Lot No. 77 and 78, on said Plan; thence westerly along said dividing line, 103.04 feet to a concrete marker; thence southerly 114.42 feet to a point in the northerly margin of East Fairview Drive; thence easterly along the northerly margin of East Fairview Drive, 71 feet to the beginning of a curve; thence around said curve a distance of 39.27 feet to appoint in the westerly margin of said Haynes Park Drive, 87 feet to the point of BEGINNING.

Conveyance is subject to the following:

Subject to all matters as set forth per Plat Book 4460, Page 51, Register's Office of said County.

Restrictive Covenants of record in Deed Book 4552, Page 634; Book 4593, Page 70 and in Book 6227, Page 788, Register's Office of said County.

This conveyance is further subject to (1) all applicable Zoning Ordinances (2) Utility, Sewer, Drainage and other Easements of record, (3) all subdivision Condominium assessments, Covenants, Bylaws, Restrictions, Declarations and Easements of record, (4) Building Restrictions, and (5) other matters of public record.

Tax ID No.: 069 04 0 179.00

BEING the same property conveyed to Robert L. Young and wife, Cindy L. Young, by Deed recorded in Instrument No. 20071102-0129468, in the Office of the County Register of Deeds for Davidson County, Tennessee. The said Cindy L. Young departed this life on April 22, 2019.

Statement required by T.C.A. 66-24-121:
The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 100 East Fairview Drive, Nashville, TN 37218.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, her successors and assigns in fee simple forever.

Grantor covenants that Grantor will forever warrant and defend the title against the lawful claims of all persons claiming by, through or under Grantor but not further nor otherwise.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 11 day of October, 2019.

ROBERT L. YOUNG

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 160,000, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant/Grantee REBECCA YOUNG

Subscribed and sworn to before me this 11 day of October, 2019.

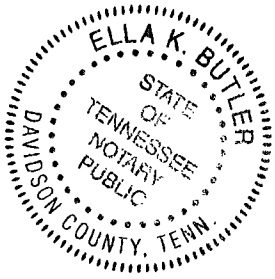
Notary Public ELLA K. BUTLER
My Commission expires: 09/07/2020

ELLA K. BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that ROBERT L. YOUNG, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 11 day of October, 2019.

Ella K. Butler
Notary Public
My Commission expires: 09/07/2020



VALUATION AFFIDAVIT

I, KIMBERLY LAUDERBAUGH, 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.

Kim Lauderbaugh

State of PENNSYLVANIA

County of ALLEGHENY

Personally appeared before me, DEBORAH A. WALENCHOK, a notary public for this county and state, (name of person making certification) who acknowledges that this certification of an electronic document is true and correct, and whose signature I have witnessed.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
DEBORAH A. WALENCHOK, Notary Public
Robinson Township, Allegheny County
My Commission Expires March 3, 2020

Deborah A. Walenchok

Notary's Signature

MY COMMISSION EXPIRES: 3/3/2020

Notary's Seal (If on paper)