(1)

WARRANTY DEED

Karen Johnson Davidson County
Batch# 318916 DEEDWARR
11/25/2019 11:14:46 AM 2 pgs
Fees: $13.00 Taxes: $1,433.75

20191125-0121436

JENNIFER D. STACEY NOTARY PUBLIC WILLIAMSON COUNTY TENNESSEE STATE OF

State of Tennessee
County of ~~Sumner~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $387,500.00

I Hayden Young
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of November, 2019

Jennifer D Stacey
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Blvd., Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Hayden Young Kaycee Young	Pinnacle Bank	146 15 0 160.00
(NAME)	(NAME)	
617 Rochelle Dr.	150 3rd Avenue South, Suite 1000	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Toni E. Fogarty and wife, Pamela Louise,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Hayden Young and Kaycee Young, husband and wife,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 31 on the plan of Haileywood Estates, Section II, of record in Book 2331, Page 81, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description thereof.

Being the same property conveyed to Toni E. Fogarty, a single woman and Pamela Louise, a single woman, by Warranty Deed from David A. Spencer and wife, Jane L. Spencer, dated June 14, 2013 and recorded June 21, 2013, as Instrument No. 20130621-0063995 in the Register's Office for Davidson County, Tennessee. The said Toni E. Fogarty and Pamela Louise are now married to each other.

Subject to Taxes for 2019 and subsequent years, a lien not yet due and payable.

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, by laws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 617 Rochelle Dr., Nashville, TN 37220

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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/our hands this 22nd day of November, 2019.

Toni E. Fogarty

Pamela Louise

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Toni E. Fogarty and Pamela Louise, 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 purposes therein contained.

WITNESS my hand and seal this 22nd day of November, 2019.

Notary Public Jennifer A. Hoffman
My Commission Expires: 6/19/23

JENNIFER A HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-19-2023

File No.: 20192209