Karen Johnson Davidson County
Batch# 338740 DEEDWARR
01/06/2020 09:33:23 AM 2 pgs
Fees: $13.00 Taxes: $952.75
20200106-0001333

WARRANTY DEED

PRISCILLA C. URBANEK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$257,500.00.**

Affiant

Subscribed and sworn to before me, this the 3 day of January, 2020.

Notary Public

My commission expires: March 3, 2023

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jason Hahn **Heather Hahn**	New Owner	**Map 017-00-0 Parcel 296-00**
5865 Lickton Pike		
Goodlettsville, TN 37072		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Robert L. Young and Morgan Young, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jason Hahn and Heather Hahn, 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. 5, Overton Hills Subdivision, First Revision, as shown on the plat of record in Plat Book 6900, Page 464, Register's Office for Davidson County, Tennessee, to which said plat reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Robert L. Young and Morgan Young, husband and wife, by Deed dated January 9, 2015 from Theresa M. Boyd and husband, Darrell Boyd, of record in Instrument No.20150114-0003933, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Book 6900, Page 464, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Perpetual Maintenance Agreement for a 20-foot ingress and egress easement as set out in the Deed, of record in Book 7410, Pages 961, Register's Office for Davidson County, Tennessee. (3) Restrictive Covenants contained in instrument of record in Book 7382, Page 590, Register's Office for Davidson County, Tennessee. (4) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (__X__) Unimproved (____) property, known as **5865 Lickton Pike, Goodlettsville, TN 37072**

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 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 hand(s) this 3 day of **January, 2020.**

Robert L. Young

Morgan Young

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Robert L. Young and Morgan Young,** the within named sellers, 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 Nashville, Tennessee, this 3 day of **January, 2020.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21