Karen Johnson Davidson County
Batch# 458356 DEEDWARR
08/17/2020 11:55:11 AM 2 pgs
Fees: $13.00 Taxes: $1,376.40

20200817-0091996

R.L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$372,000.00**.

Affiant

Subscribed and sworn to before me, this the 14th day of August, 2020.

Notary Public

My commission expires: January 8, 2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Petrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Matthew Young	F+M Bank	**133-14-0-025.00**
4710 Abbay Dr.	50 Franklin St	
Nashville, TN 37211	Clarksville, TN 37040	

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

Jay Thomas Hill and Kelsey Wilson, Husband and wife

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

Matthew Young and Abigail B. 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. 7, as shown on the map entitled Abbay Hall Section 1, of record in Plat Book 2331, page 18, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JAY THOMAS HILL, AN UNMARRIED PERSON, by deed from JAY TYLER PENNINGTON, MARRIED, of record in Instrument No. 20150318-0023266, dated March 13, 2015, said Register's Office.

The undersigned, Kelsey Wilson, spouse of Jay Thomas Hill, joins in the execution of this instrument for the purpose of conveying to the Grantees all her right, title, claim, and interest in and to the above described property, including but not limited to, her homestead and any and all other marital rights.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (_X_) Unimproved (____) property known as **4710 Abbay Dr., Nashville, TN 37211**.

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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 14th day of August, 2020.

Jay Thomas Hill

Kelsey Wilson

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Jay Thomas Hill and Kelsey Wilson**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **14th** day of **August, 2020.**

Notary Public

My Commission Expires: 10-3-2022

GREGORY S. PERRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY