THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 201031372**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) Re Williamson The actual consideration or value, whichever is greater, for this transfer is: $550,000.00. Joshua C. Sulcer Affiant Subscribed and sworn to before me, this 24th day of November, 2020. James R. Thompson Notary Public My Commission Expires: 6-26-21

JAMES R. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Shana Reece and Misty Gray 2721 N Highlands Drive Nashville TN 37221	Send Tax Bills To: Evansville Teachers Federal Credit Union 1200 Forest Bridge Road Louisville, KY 40223	Tax Information: Tax Parcel ID No. 142 16 0C 015.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gerald Thomas Young and Alexandra Scruggs Young, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Misty K. Gray and Shana Reece, both unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 15, Devon Highlands, Phase I, as shown on plat of record in Plat Book 7900, Page 428, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Gerald Thomas Young and Alexandra Scruggs Young, husband and wife, by Warranty Deed from Neal Robert Reizer and Laura Brenner Reizer, of record in Instrument No. 20140516-0042081, in the Register's Office of Davidson County, Tennessee, dated April 25, 2014 and recorded on May 16, 2014.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Devon Highlands, Phase I, as recorded in Plat Book 7900, Page(s) 428.

Declaration of Covenants, Conditions and Restrictions recorded in Book 7517, Page 283; amended in Book 7517, Page 367, Book 8180, Page 222, Book 8712, Page 620, Book 8796, Page 410 and Book 8796, Page 416 and Designation of M.M.E LP recorded in Book 8712, Page 618.

Easement recorded in Instrument No. 20001128-0116381.

This is improved property located at 2721 N Highlands Drive Nashville TN 37221

Karen Johnson Davidson County
Batch# 526012 DEEDWARR
12/08/2020 08:39:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20201208-0142038

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of November, 2020.

Gerald Thomas Young

Alexandra Scruggs Young

STATE OF TENNESSEE)
COUNTY OF HAMILTON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gerald Thomas Young and Alexandra Scruggs Young, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of November, 2020.

Notary Public ADAM D. NAMI
My Commission Expires: 08/12/2023

ADAM D NAMI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HAMILTON

True Copy Certification

I, **Nick Harris**, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, **Bethany D. Scott**, a notary public for this county and state, **Nick Harris**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/7/22

BETHANY D. SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY