Karen Johnson Davidson County
Batch# 568975 DEEDWARR
02/05/2021 10:27:24 AM 2 pgs
Fees: $13.00 Taxes: $3,211.60
20210205-0016850

WARRANTY DEED

JIM R. VANDERPOOL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 02.19.2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $[illegible],000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 4TH DAY OF FEBRUARY, 2021.

NOTARY PUBLIC

MY COMMISSION EXPIRES 2/19/2024

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 21-2132LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Willard Franklin Younger and Christine Noel Younger		
1906 Beechwood Avenue		104 16 0 178.00
Nashville, TN 37212		

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,

CANDI BAINBRIDGE*

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

WILLARD FRANKLIN YOUNGER AND CHRISTINE NOEL YOUNGER, 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 the Easterly 55 feet of Lot Number 217, on the Plan of Belmont Land Cos Plan of record in Plat Book 421, Page 34, Registers Office for Davidson County, Tennessee, to which plan reference is hereby made.

Said Easterly 55 of lot number 217 fronts 55 feet on the Northerly side of Beechwood Avenue and runs back between parallel lines 185.1 feet on the Easterly line and 183.9 feet (more or less) on the Westerly line to an alley and shows 55 feet on said alley.

Being the same property conveyed to Candi Bainbridge, by Quitclaim Deed from Warren Bainbridge, of record in Instrument No. 20180926-0095227, in the Register's Office of Davidson County, Tennessee, dated August 31, 2018 and recorded on September 26, 2018.

Being the same property conveyed to Warren Bainbridge and wife, Candi Bainbridge, by Warranty Deed from Roy M. Milner and wife, Susanna R. Milner, of record in Instrument No. 20130510-0047377, in the Register's Office of Davidson County, Tennessee, dated May 01, 2013 and recorded on May 10, 2013.

*THE GRANTOR'S OWNERSHIP OF THE PREMISES IS FOR INVESTMENT PURPOSES ONLY; THE PREMISES IS NOT THE PRINCIPLE RESIDENCE OF THE GRANTOR AND/OR THE GRANTOR'S SPOUSE.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

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

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BELMONT LAND CO'S PLAN, as recorded in Plat Book 421, Page(s) 34.

This is improved property known as 1906 Beechwood Avenue, Nashville, TN 37212

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 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 hand on the 4th day of February, 2021.

Candi Bainbridge

Candi Bainbridge

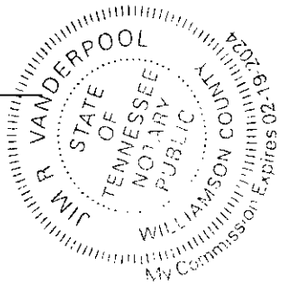
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, CANDI BAINBRIDGE, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 4th day of February, 2021.

Notary Public



My Commission Expires: 2-19-2024