BOX 10-B

Karen Johnson Davidson County
Batch# 668928 **DEEDWARR**
06/30/2021 02:50:43 PM 2 pgs
Fees: $13.00 Taxes: $1,801.90

20210630-0088829

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$487,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE **30TH** DAY OF **JUNE, 2021**.

Notary Public

MY COMMISSION EXPIRES: **May 2, 2022**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MICHAEL TIMOTHY YOUNG	**DELTA COMMUNITY CREDIT UNION**	**091-06-0R-002.00-CO**
(NAME)	(NAME)	
6006B MORROW RD.	**P.O. BOX 4029**	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37209	**PEACHTREE CITY, GA 30269**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, KEVIN RAY CLEMSON, UNMARRIED** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **MICHAEL TIMOTHY YOUNG A/K/A MICHAEL YOUNG, AN UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTEE, HIS 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 Unit No. B on the plan of Morrow Road Commons, as shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of Morrow Road Commons, a Horizontal Property Regime with Private Elements of record in Instrument No. 20150923-0096508, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to KEVIN RAY CLEMSON AND KELLY HENDERSON, HUSBAND AND WIFE, by deed from MORROW PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20160816-0085541, dated August 15, 2016, said Register's Office. Being further conveyed to KEVIN RAY CLEMSON, AN UNMARRIED MAN, by quitclaim deed from KEVIN RAY CLEMSON AND KELLY HENDERSON, HUSBAND AND WIFE, of record in Instrument No. 20190219-0015076, dated December 7, 2018, said Register's Office.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions of Morrow Road Commons, a Horizontal Property Regime with Private Elements of record in Instrument No. 20150923-0096508; Restrictive Covenants of record in Book 8489, page 283 and Book 8489, page 284; Restrictive Covenants for Detached Structure of record in Instrument No. 20040312-0028553 and Instrument No. 20160621-0063014; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(**X**) property, known as **6006B MORROW RD., NASHVILLE, TN 37209**
(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 hand this 30TH day of June, 2021.

KEVIN RAY CLEMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **KEVIN RAY CLEMSON,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 30TH day of June, 2021.

My Commission Expires: **May 2, 2022**

Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON