Record and Return to:
Southern Title LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075

Karen Johnson Davidson County
Batch# 925294 DEEDWARR
10/05/2022 09:42:42 AM 2 pgs
Fees: $13.00 Taxes: $1,979.50

20221005-0109737

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $535,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF OCTOBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 8/20/24
(AFFIX SEAL)

CASSIE PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2024

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corporation, 3310 West End Avenue, Suite 540, Nashville, TN 37203

File No.: P22-5229-WE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Keith Youngster	Legacy Home Loans, LLC DBA Steadfast Mortgage	09502001600
(NAME)	(NAME)	
2140 June Drive	4004 Hillsboro Pike, Ste 216B	
(ADDRESS)	(ADDRESS)	
Nashville TN 37214	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Thirty-Five Thousand And No/100 Dollars ($535,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, LOUIS KYLE DRAPER AND MATTHEW J. WEST, BOTH UNMARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KEITH YOUNGSTER* 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:

* unmarried man

Tract I
Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of Donelson Hills of record in Plat Book 2331, Page(s) 22 and 23, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 45 fronts 75 feet on the Northerly margin of June Drive and extends back between parallel lines, 230 feet on the Easterly line and 215.3 feet on the Westerly line to a dead line in the rear, measuring 76.4 feet thereon.

Tract II
Land in Davidson County, Tennessee, being a portion of Lot No. 46, on the Plan of Donelson Hills of record in Plat Book 2331, Page(s) 22 and 23, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said portion to be the Westerly two (2) feet of Lot No. 46, running from the Northerly side of June Drive, 230 feet on the Westerly line to a dead line in the rear measuring 99.9 feet from the Easterly line.

Being the same property conveyed to Louis Kyle Draper and Matthew J. West , both unmarried , as joint tenants with right of survivorship by Warranty deed from Brandon Sullivan, an unmarried man of record in Instrument No. 20200622-0066945 Register's Office for Davidson County, Tennessee, dated June 19, 2020 and recorded on June 22, 2020.

SEE EXHIBIT 'A' ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2140 June Drive, Nashville, TN 37214
(House No.) (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 our hands this 4th day of October, 2022.

Louis Kyle Draper

Matthew J. West

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Louis Kyle Draper and Matthew J. West, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument of the purposes therein contained.

Witness my hand this 4th day of October, 2022.

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY TENNESSEE

Notary Public

My Commission Expires: Jan 8 2024