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SIDWELL & BARRETT, P.C. **121 1st Avenue South, Suite 200** **Franklin, TN 37064** **WARRANTY DEED** Davidson County DEEDWARR Recvd: 09/08/06 10:41 2 pg Fees:13.00 Taxes:480.63 20060908-0111316 ET-06-0517	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,900.00 Kristina Martinez Affiant Subscribed and sworn to before me, this 1st DAY OF September, 2006. Beverly J. Heatherly Notary Public MY COMMISSION EXPIRES: 09-16-07 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN.

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Patrick W. Young	Patrick W. Young	
3030 Ned Shelton Road #122 (ADDRESS)	(NAME) 3030 Ned Shelton Road #122 (ADDRESS)	135-8-B-12 CO
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Nashville, TN 37217 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ALEX C. BARFITT, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PATRICK W. YOUNG AND SUZANNE DEHAVEN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantee(s), their heirs and assigns, that 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. 122 ON THE PLAN OF LAKE RIDGE VILLAGE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, AS SHOWN AS EXHIBIT "C" TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR LAKE RIDGE VILLAGE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD IN INSTRUMENT NUMBER 20040210-0016203, 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 ALEX C. BARFITT, UNMARRIED BY WARRANTY DEED FROM NVR, INC., A VIRGINIA CORPORATION T/A FOX RIDGE HOMES, RECORDED ON THE 10TH DAY OF JUNE, 2005 IN INSTRUMENT NO. 20050610-0066716, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of LAKE RIDGE VILLAGE, as recorded in Exhibit "C" of Instrument No. 20040210-0016203.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20040210-0016203, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, basded on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the Untited States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Charter of Lake Ridge Property Owners Association recorded at Instrument No. 199912070300667.

Easements for Sanitary Sewer and/or Storm Drainage, Water Mains and Appurtenances, recorded in Instrument No. 20031120-0169458 and Instrument No. 20031120-0169459.

Charter of Lake Ridge Village Townhouse Corporation recorded at Instrument No. 20040210-0016209.

Subject to any and all existing restrictions and easements of record if any.

unimproved ( )

This is improved (X) property, known as 3030 Ned Shelton Road #122, Nashville, Tennessee 37217

(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 1st day of September, 2006.

Alex C. Barfitt

STATE OF Tennessee

COUNTY OF Davidson

On this the 31st day of August, 2006, before me personally appeared Alex C. Barfitt, unmarried to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31st day of August, 2006.

Notary Public

My Commission Expires: 09-16-09

(SEAL)

BEVERLY J. HEATHERLY STATE NOTARY PUBLIC WILSON COUNTY, TENN

RETURN TO:
Executive Title, LLC
2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122
Phone: (615)773-0520