# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $111,941.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF DECEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 01/05/07 14:22 2 pg
Fees:13.00 Taxes:414.18

20070105-0002483

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title and Escrow, 109 Kenner Avenue, Nashville, TN 37205

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Phillip Schullo | NEW OWNER | 163-5B66 |
| (NAME) | (NAME) | |
| 5170 Hickory Hollow Parkway, Unit No. 271 | | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, Tennessee 37013 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, Tonni Renee Young f/k/a Tonni Renee Whelan, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Phillip Schullo, 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:

Being Unit No. 66 on the Plan of Mill Park, Phase II, (Formerly Hickory Hollow Townhomes), A Horizontal Property Regime (Private Element) of record in Instrument No. 200007060066999, 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 Tonni Renee Whelan, by Quitclaim Deed dated February 4, 2003 from David Brent Whelan of record in Instrument No. 20030321-0037374, Register's Office for Davidson County, Tennessee.
Also being the same property conveyed to Tonni Renee Whelan by deed from NVR, INC., T/A Ryan Homes, A Virginia Corporation, of record in Instrument No. 20010910-0097814, Register's Office for Davidson County, Tennessee.

Robert Young, Jr. joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This instrument is executed on behalf of Tonni Renee Young and Robert Young, Jr. by Terry DeSelms as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20070105 - 0002482, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 5170 Hickory Hollow Unit 271, Antioch, TN 37013

(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 28 day of December, 2006.

Tonni Renee Young f/k/a Tonni Renee Whelan
By: Terry DeSelms as her Attorney-in-Fact.

Robert Young, Jr.
By: Terry DeSelms as his Attorney-in-Fact.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 28 day of December, 2006 before me personally appeared Terry DeSelms, the person who executed the foregoing instrument on behalf of Tonni Renee Young f/k/a Tonni Renee Whelan and Robert Young, Jr., and acknowledged that he executed the same as the free act and deed of the said Tonni Renee Young f/k/a Tonni Renee Whelan and Robert Young, Jr., through Power of Attorney granted Terry DeSelms by the said Tonni Renee Young f/k/a Tonni Renee Whelan and Robert Young, Jr..

Witness my hand and official seal at Nashville, Tennessee this 28 day of December, 2006.

Commission expires: November 14, 2009

Tabitha N. Calhoun STATE OF TENNESSEE NOTARY PUBLIC MY COMMISSION EXPIRES 11/14/2009 DAVIDSON COUNTY

Notary Public

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212