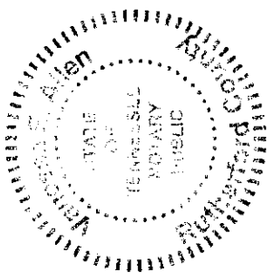
File No. 290300739

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF APRIL, 2009.

Notary Public

MY COMMISSION EXPIRES: 1/18/2010

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20090032808 DEEDWARR
Recvd: 05/19/09 09:40 2 pgs
Fees:13.00 Taxes:666.00

20090519-0045754

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Darryl M. Heller	Elite Home Loans	98-5-A-86 CO
(NAME) 6221 Hampton Hall Way	(NAME) 109 Westpark Dr. , Ste. 310	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, WE , **Ryan S. Younggren and Tracey L. Younggren, husband and wife,** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Darryl M. Heller and Amanda K. Heller, husband and wife, joint tenants with right of survivorship**, hereinafter called the grantee(s), 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 Lot No. 134 on the Plan of Section Three, Hampton Hall, of record in Plat Book 9700, Page 898, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Ryan S. Younggren, married and Tracey L. Younggren, married by Warranty Deed dated November 19, 1999, filed November 24, 1999, from Beazer Homes Corp., d/b/a Phillips Builders, a Tennessee Corporation, of record in Book 11755, Page 197, Register's Office for Davidson County, Tennessee.

County of Davidson Taxes for the year 2009 and subsequent years, a lien, not yet due and payable.

Subject to all matters as set forth on the plat of record in Plat Book 9700, Page 898, Register's Office of Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions and By-Laws of record in Book 10278, Page 257, Book 10301, Page 184, Book 10444, Page 450, Book 10640, Page 947, Book 10956, Page 520, Book 11372, Page 852 and Book 11595, Page 390, Register's Office of Davidson County, Tennessee.

Deeds of record in Book 11577, Page 620, Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreements of record in Book 10584, Page 114 and Book 11367, Page 156, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (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, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 6221 Hampton Hall Way, Hermitage, TN 37076
(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), 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), 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 hands this 17th day of April, 2009.

Ryan S. Younggren

Tracey L. Younggren

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Ryan S. Younggren and Tracey L. Younggren, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand at office this 17th day of April, 2009.

Commission expires: 10/10/09

Notary Public

File Number: 290300739

RETURN TO: