WARRANTY DEED

ET-09-1417

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $252,500.00

Robin K. Young
Affiant

Subscribed and sworn to before me, this 18th DAY OF August, 2009.

Beverly J. Heatherly
Notary Public

MY COMMISSION EXPIRES: 09-17-11
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP PARCEL NUMBERS:
Robin K. Young and Larry C. Young	Owner (NAME)	
836 Hunters Hill Trace (ADDRESS)	832 Hunters Hill Trace (ADDRESS)	64-3-C-11.00 CO
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Old Hickory, TN 37138 (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 BRAD R. COHEN AND WIFE, MIRANDA J. COHEN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ROBIN K. YOUNG AND LARRY C. YOUNG, WIFE AND HUSBAND, 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 Lot 293, REVISED PLAT OF BRANDYWINE POINTE, PHASE ONE, SECTION 2, as shown on plat of record in Plat Book 7900, Page 172, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Brad R. Cohen and wife, Miranda J. Cohen by Warranty Deed from Karen R. Kamer and husband, Thomas E. Dubois, executed on the 28th day of February 2006, and filed for record on the 13th day of March 2006, at Instrument No. 20060313-0028804, Register's Office of Davidson County, Tennessee.

Subject to any and all existing restrictions and easements of record if any; including those listed in Plat Book 7900, Page 172; Book 7900, Page 156; Book 8120, Page 188; Book 8671, Page 484; Book 9010, Page 627; Book 10721, Page 835; Book 9013, Page 39; Book 9117, Page 77; Book 8695, Page 379; Book 9145, Page 957; Book 9576, Page 846; Book 9776, Page 427; Book 10447, Page 711; Book 10684, Page 324; Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 836 Hunters Hill Trace, Old Hickory, Tennessee 37138
(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 18th day of August, 2009.

Brad R. Cohen

Miranda J. Cohen

BILL GARRETT, Davidson County
Trans:T20090057048 DEEDWARR
Recvd: 08/20/09 11:15 2 pgs
Fees:13.00 Taxes:934.25

20090820-0078445

STATE OF Tennessee
COUNTY OF Wilson

On this the 18th day of August, 2009, before me personally appeared Brad R. Cohen and wife, Miranda J. Cohen 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 18th day of August, 2009.

Notary Public

My Commission Expires: 09-17-11

RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520

