WARRANTY DEED

BOX 50-R

~~PREPARED~~ BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE
NASHVILLE, TN 37203

R-AR-09-1053

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF December, 2009.

Notary Public

JAMES A. WAECH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

MY COMMISSION EXPIRES: 1-9-12

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicholas Young	OWNER	
1053 Beech Tree Lane	(NAME)	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		171-8-A-80.00 CO
(CITY) (STATE) (ZIP)	(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, I/we JUDY C. TOMCHEY, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto NICHOLAS YOUNG AND AMBER YOUNG, husband & wife, 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 80, COTTONPORT PLANTATION, PHASE II, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6900, PAGE 950, 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 CHARLES W. TOMCHEY AND WIFE, JUDY C. TOMCHEY BY WARRANTY DEED FROM WHITNEY C. SITZLER AND HUSBAND, THOMAS J. SITZLER, RECORDED ON THE 19TH DAY OF MARCH, 1997 IN BOOK 10384, PAGE 716, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID CHARLES W. TOMCHEY HAVING SINCE PASSED ON JULY 25, 1999, LEAVING JUDY C. TOMCHEY AS THE SOLE SURVIVING TENANT BY THE ENTIRETY.

THIS CONVEYANCE IS SUBJECT TO A) 2010 PROPERTY TAXES; B) INSTRUMENTS OF RECORD IN BOOK 6900, PAGE 950; BOOK 6900, PAGE 529; BOOK 7430, PAGE 784; BOOK 7565, PAGE 57; BOOK 7637, PAGE 925; BOOK 7824, PAGE 254; BOOK 7897, PAGE 576; BOOK 7897, PAGE 578; BOOK 8313, PAGE 932; BOOK 10775, PAGE 37; BOOK 7621, PAGE 600; BOOK 7981, PAGE 971; BOOK 8486, PAGE 336; BOOK 8486, PAGE 332; AND BOOK 7350, PAGE 137; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 1053 Beech Tree Lane, Brentwood, Tennessee 37027
(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.

BILL GARRETT, Davidson County
Trans:T20100000980 DEEDWARR
Recvd: 01/06/10 11:09 2 pgs
Fees:13.00 Taxes:1332.00

20100106-0001168

Witness my/our hand(s) this 28th day of December, 2009.

Judy C. Tomchey

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Judy C. Tomchey, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of December, 2009.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903