THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1616 Westgate Circle, Ste 202** **Brentwood, TN 37027** **CRT File No. 10020073**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $324,000.00. Affiant Subscribed and sworn to before me, this 16th day of February, 2010. Notary Public My Commission Expires: My Commission Expires April 11, 2010

STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

BILL GARRETT, Davidson County
Trans:T20100009707 DEEDWARR
Recvd: 02/18/10 11:22 2 pgs
Fees:13.00 Taxes:1198.80

20100218-0012357

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mark Steven Allen and Valerie B. Allen 7333 River Bend Road Nashville TN 37221	new owner	Tax Parcel ID No. 141120E04200CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael W. Young and Angelia B. Young, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mark Steven Allen and Valerie B. Allen, husband and wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 40, HARPETH CREST SUBDIVISION, FINAL SUBDIVISION PLAT, PHASE 2, as shown on plat of record in Instrument No. 20020403-0040556, 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 Michael W. Young and Angelia B. Young, husband and wife by Warranty Deed from Drees Premier Homes, Inc., an Ohio Corporation, recorded on the 27th day of July, 2006 in Instrument No. 20060727-0090821, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HARPETH CREST SUBDIVISION, FINAL SUBDIVISION PLAT, PHASE 2, as recorded in Instrument No. 20020403-0040556 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). Covenants, Conditions and Restrictions recorded in Instrument No. 20020411-0044759 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Easement for Storm Water Detention, recorded in Instrument Nos. 20010712-0074403 and 20011114-0125004.

This is improved property located at 7333 River Bend Road Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of February, 2010.

Michael W. Young

Angelia B. Young

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael W. Young and Angelia B. Young, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of February, 2010.

Notary Public

My Commission Expires: My Commission Expires April 17, 2010

STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY