BILL GARRETT, Davidson County
Trans:T20100035126 DEEDWARR
Recvd: 06/09/10 13:05 2 pgs
Fees:13.00 Taxes:1174.75
20100609-0044806

RET
WINDMILL TITLE, LLC
7103 BAKERS BRIDGE AVE
BRENTWOOD, TN 37027
PHONE: 615-613-0483

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Deborah K. Young
216 Springhaven Court
Nashville, TN 37221

SEND TAX BILL:

SunTrust Mortgage, Inc.
401 Commerce St. Ste 6100
Nashville, TN 37219

MORTGAGEE:
SunTrust Mortgage, Inc.
401 Commerce St. Ste 6100
Nashville, TN 37219

MAP AND PARCEL:
126-16A-26.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Charles Smouse and wife, Laura Smouse** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Deborah K. Young, unmarried**, ("Grantee"), her heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 26 on the Final Plat of Riverwalk, Phase 1A, Section 1 & Phase 1B, Section 1, of record in Instrument 200110260117231, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Charles Smouse and Laura Smouse, husband and wife, by Deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation of record in Instrument 20021216-0154421, Register's Office for Davidson County, Tennessee, dated December 4, 2002.
>
> This conveyance is made subject to: (1) real estate taxes for the current year, which have been prorated and assumed by the Grantee; (2) all applicable zoning ordinances and building restrictions; (3) all covenants, bylaws, restrictions, declarations and easements of record; and (4) such limitations and easements of record as may affect the premises.

This is improved property known as 216 Springhaven Court, Nashville, TN 37221.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, her heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant

and forever defend the title to the Property to Grantee, her heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 7th day of June, 2010.

Charles Smouse by Melissa Irwin

Charles Smouse by Melissa Irwin,
Attorney-in-Fact Pursuant to Limited Power of Attorney recorded in Instrument No. 20100609-0044804, R.O.D.C., TN

Laura Smouse by Melissa Irwin

Laura Smouse by Melissa Irwin,
Attorney-in-Fact Pursuant to Limited Power of Attorney recorded in Instrument No. 20100609-0044805, R.O.D.C., TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, Melissa Irwin, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be attorney-in-fact for Charles Smouse and wife, Laura Smouse (the "Principals"), the within named grantors, and that she executed the within instrument for the purposes therein contained by signing her name on behalf of the Principals as their attorney-in-fact.

Witness my hand and official seal this 7th day of June, 2010.

Notary Public

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 3, 2012

My Commission Expires: 9/3/12

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $317,500.00.

Alice J Stewart
AFFIANT

Subscribed and sworn to before me this 7th day of June, 2010.

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY PUBLIC

My Commission Expires: 7-25-12

Return to:
WINDMILL TITLE, LLC
7103 BAKERS BRIDGE AVE., STE 103
BRENTWOOD, TN 37027
PHONE: 615-613-0483