Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #10-1174

BILL GARRETT, Davidson County
Trans:T20100045266 DEEDWARR
Recvd: 07/23/10 14:59 2 pgs
Fees:13.00 Taxes:692.27
20100723-0057997

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jason D. Cook and wife, Sarah A. Daddario**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Christian D. Young and Alana E. Young, husband and wife as joint tenants,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 85 on the Plan of Riverbridge Community, Phase 1B of record in Instrument No. 20030709-0094605, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jason D. Cook, a married man and Sarah A. Daddario, his wife, by Warranty Deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation dated May 26, 2004 of record in Inst. No. 20040607-0066767, Register's Office, Davidson County, TN.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 4048 Stonybrook Drive, Nashville TN, 37221.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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 THE EXECUTION HEREOF this 16th day of July, 2010.

Jason D. Cook by Sarah A. Daddario Attorney in Fact — Sarah A. Daddario

Jason D. Cook
By: Sarah A. Daddario, Attorney -in-Fact

Sarah A. Daddario

State of Tennessee)
County of Davidson)

On this 16th day of July, 2010, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Sarah A. Daddario, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as free act and deed.

Notary Public

My Commission Expires: 7-8-13

State of Tennessee
County of Davidson

On this the 16th day of July, 2010, before me personally appeared Sarah A. Daddario, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jason D. Cook acknowledged that such person executed the same as the free act and deed of Jason D. Cook.

Notary Public

My commission expires: 7-8-13

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 187,100.00.

X Sarah A. Daddario
Affiant

Sworn and subscribed before me on this the 16th day of July, 2010.

Notary Public

My Commission Expires: 7-8-13

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Christian D. Young	Bank of America	141-6-C-90CO
4048 Stonybrook Drive	2018 Powers Ferry Road, Suite 700	
Nashville, TN 37221	Atlanta, GA 30339	