WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100045379 DEEDWARR
Recvd: 07/26/10 09:32 2 pgs
Fees:13.00 Taxes:832.50

20100726-0058149

G-VRE-10-7535

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

Subscribed and sworn to before me, this 22nd DAY OF July, 2010.

Notary Public

MY COMMISSION EXPIRES: 2/26/12

(AFFIX SEAL)

DIANNE M. CATHEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lyndsay Younkin	Regions Bank d/b/a Regions Mortgage	
7535 Kemberton Court	(NAME) 2050 Parkway Office Circle	
(ADDRESS) Nolensville, TN 37135	(ADDRESS) Birmingham, AL 35244	186-4-B-60.00 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 STACY ROGERS ATWOOD AND HUSBAND, KEN ATWOOD, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LYNDSAY YOUNKIN, 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 UNIT NO. 60 ON THE FINAL PLAT OF BURKITT PLACE, PHASE 2C, A CLUSTER LOT SUBDIVISION, BURKITT PLACE PUD BOUNDARY PLAT, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, CREATED UNDER TITLE 67, SECTION 27-101, ET SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED, AS ESTABLISHED BY DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE VILLAGE OF BURKITT PLACE, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, A PUD, AS OF RECORD IN INSTRUMENT NO. 20070207-0016043 AND AMENDED IN INSTRUMENT NO. 20070208-0016738, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, INCLUDING WITHOUT LIMITATION THE BY-LAWS APPENDED THERETO, SAID REGISTER'S OFFICE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION OF COVENANTS. REFERENCE IS HEREBY MADE TO THE PLAN OF BURKITT PLACE, PHASE 2C, A CLUSTER LOT SUBDIVISION, BURKITT PLACE PUD, OF RECORD IN INSTRUMENT NO. 20070125-0010028, CORRECTED IN INSTRUMENT NO. 20070214-0018953, AND AS SET OUT ON EXHIBIT "B" TO THE AMENDMENT TO THE DECLARATION, OF RECORD IN INSTRUMENT NO. 20070208-0016738, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO STACY ROGERS, UNMARRIED AND KEN ATWOOD, UNMARRIED BY WARRANTY DEED FROM BEAZER HOMES CORP., A TENNESSEE CORPORATION, RECORDED ON THE 5TH DAY OF SEPTEMBER, 2007 IN INSTRUMENT NO. 20070905-0106406, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. STACY ROGERS HAVING SINCE MARRIED KEN ATWOOD AND IS NOW KNOWN AS STACY ROGERS ATWOOD.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE LISTED IN INSTRUMENT NO. 20070125-0010028; INSTRUMENT NO. 20070214-0018953; INSTRUMENT NO. 20050920-0113225; INSTRUMENT NO. 20060306-0025388; INSTRUMENT NO. 20070202-0014304; INSTRUMENT NO. 20070207-0016043 AND INSTRUMENT NO. 20070208-0016738; INSTRUMENT NO. 20070206-0015779; INSTRUMENT NO. 20060607-0067534; INSTRUMENT NO. 20070724-0087694; INSTRUMENT NO. 20050816-0096915; INSTRUMENT NO. 20060317-0030915; INSTRUMENT NO. 20060427-0048083; INSTRUMENT NO. 20070724-0087659 AND INSTRUMENT NO. 20050816-0096916, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 7535 Kemberton Court, Nolensville, Tennessee 37135
(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 22nd day of July, 2010.

Stacy Rogers Atwood

Ken Atwood

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stacy Rogers Atwood and Ken Atwood, 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 22nd day of July, 2010.

Notary Public

My Commission Expires: 5/20/14

(SEAL)



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