THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 30027-04-2011** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $530,000.00. Affiant Subscribed and sworn to before me this 29th day of April, 2011. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 8, 2012

WARRANTY DEED

Address New Owner: Randi Lee Young 760 Darden Place Nashville, TN 37205	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 102 160 06400

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, **John Kevin Webb and wife, Juliette Adams Webb**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Randi Lee Young, a single person** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 760 Darden Place, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 29th day of April, 2011.

John Kevin Webb

Juliette Adams Webb

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **John Kevin Webb and Juliette Adams Webb**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office this 29th day of April, 2011.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: Notary Public

My Commission Expires MAY 8, 2012

BILL GARRETT, Davidson County
Trans: T20110025992 DEEDWARR
Recvd: 05/03/11 10:18 2 pgs
Fees: 13.00 Taxes: 1961.00

20110503-0033702

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 171 on the Plan of Hillwood Estates, Section Nine - Part Two, of record in Plat Book 2331, page 28, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to John Kevin Webb and wife, Juliette Adams Webb, by deed dated May 1, 2006, from Ross M. Davies and husband, William W. Davies, of record in Instrument No. 20060503-0051390, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2011, which have been prorated and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 2331, page 28, Register's Office for Davidson County, Tennessee.

Record & Return To:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
File No. AV-11-760