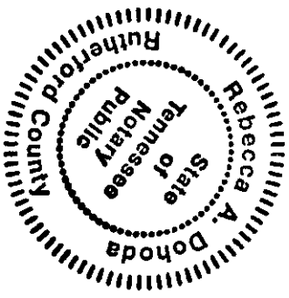
# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26TH DAY OF MAY, 2011.

Notary Public

MY COMMISSION EXPIRES: 08-31-12

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS . |
|---|---|---|
| Ryan Young | First Bank | 135-11-C 45.00 CO |
| (NAME) 145 Nashboro Greens | (NAME) 2021 Hamilton Place Blvd, Ste A | |
| (ADDRESS) Nashville, TN 37217 | (ADDRESS) Chattanooga TN 37421 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Christopher Cigna, an unmarried person**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ryan Young**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being all of Unit No. 202, on the Plan of Horizontal Property Regime, Private Element Plat, Nashboro Village-Tract 18, Phase Two, as shown by plat appearing of record in Instrument No. 20010423-0039877, revising Plat Book 9700, page 968, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said unit.

Being the same property conveyed to Christopher L. Cigna, an unmarried person, by Warranty Deed from Greenvale Construction, LLC, dated July 1, 2005, as of record in Instrument No. 20050728-0088223, Register's Office for County, Tennessee.

**This conveyance is subject to the following: Taxes for the year 2011, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 9700, page 968 and Instrument No. 20010423-0039877; restrictions of record in Book 11703, page 581,Instrument No. 20000627-0063887, Instrument No. 20021211-0152723, Book 4827, page 14, Instrument No. 20010322-0027768 and Instrument No. 20010322-0027767; storm water detention agreement of record in Instrument No. 20010314-0024179; easement of record in Book 5563, page 5; license to use fitness center and swimming pools of record in Instrument No. 20020507-0056329; deed to HOA for common areas of record in Instrument No. 20021211-0152725; all of record in the Register's Office for Davidson County, Tennessee.**

unimproved ☐

This is improved ☒ property, known as 145 Nashboro Greens, Nashville, TN 37217

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

BILL GARRETT, Davidson County
Trans:T20110032342 DEEDWARR
Recvd: 06/01/11 10:02 2 pgs
Fees:13.00 Taxes:481.00
20110601-0041585

Witness my hand this 26th day of May, 2011.

Christopher Cigna

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Christopher Cigna, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 26th day of May, 2011.

Notary Public

My Commission Expires: 1-19-14

MELANIE D. DURARD NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TN My Commission Expires: January 19, 2014