WARRANTY DEED

Mandy Alsup
State of Tennessee Notary Public
Wilson Co.

STATE OF Tennessee
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $262,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of June, 2011.

Notary Public

MY COMMISSION EXPIRES: 4-20-2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nashea Young	Wilson Bank & Trust	098-06-0A-246.00
(NAME)	(NAME)	
3012 Crystal Springs Lane	1436 West Main Street	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Lebanon, TN 37087	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Courtney D. Forbes, unmarried and David Forbes, unmarried**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Nashea Young and William L. Young ,Wife and Husband**, hereinafter called the GRANTEE(S), their heirs and/or 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 Lot No. 220, on the Final Plat, Phase Two, Section D, Bridgewater, a Planned Unit Development, as shown by plat appearing of record in Instrument No. 20070419-0047123, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Courtney D. Forbes, unmarried and David Forbes by Quit Claim Deed dated April 29, 2010, from David M. Forbes and Courtney D. Forbes, husband and wife, and filed for record on May 5, 2010, in Instrument No. 20100505-0034058, Registers Office for said County.

The said Courtney D. Forbes and David M. Forbes having since divorced are now Courtney D. Forbes, unmarried and David M. Forbes, unmarried.

Taxes for the year 2011, and subsequent years, a lien not yet due and payable.

Subject to all matters as set forth on the plat of record in Instrument No. 20070419-0047123, Register's Office of said County.

Restrictive Covenants of record in Instrument No. 20051024-0128043, Register's Office of said County.

Easements for Declaration of Taking and Final Decree to USA as shown of record in Deed Book 1291, Page 99 and Book 1318, Page 28, Register's Office for said County.

BILL GARRETT, Davidson County
Trans:T20110037080 DEEDWARR
Recvd: 06/21/11 11:09 3 pgs
Fees:18.00 Taxes:969.40

20110621-0047510

Storm Water Detention Agreement of record in Instrument No. 20050222-0019150, Register's Office for said County.

Charter of the Homeowner's Association of record in Instrument No. 20060223-0021110, Register's Office for Davidson County, Tennessee.

QuitClaim to the Bridgewater Homeowner's Association of record in Instrument No. 20091110-0103837 and correction of deed by Scrivener's Affidavit shown of record in Instrument No. 20091110-0103837, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1929 Hawks Nest Drive, Hermitage, TN 37076
(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/or 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/or 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 our hands this 17th day of June, 2011.

Courtney D. Forbes

David Forbes by Mark Edwards, his attorney in fact

State of Tennessee
County of Wilson

On this 17th day of June, 2011, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Mark Edwards, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of David Forbes, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 20110621000 47509, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 17th day of June, 2011.

My Commission Expires: 9.2.2013

Notary Public

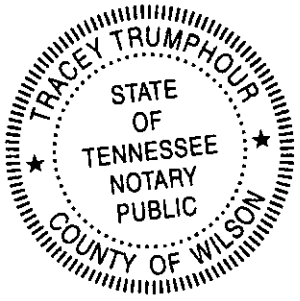
TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

State of Tennessee
County of Wilson

Personally appeared before me Courtney D. Forbes and David Forbes, 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 foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 17th day of June, 2011.

Notary Public _____
My Commission Expires: 9.2.2013



RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122