WARRANTY DEED

G-VRE-11-108

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,000.00

Todd D Thomas
Affiant

Subscribed and sworn to before me, this 24th DAY OF August, 2011.

Mary Frances Rudy
Notary Public

MY COMMISSION EXPIRES: 5-20-14
(AFFIX SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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
Todd D. Thomas	First Community Mortgage, Inc.	
108 Tulip Grove Point	(NAME) 275 Robert Rose Drive	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Murfreesboro, TN 37129	86-12-A-29.00 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, we NORIE-ANN KNISLEY YOUNG AND THOMAS ISAAC YOUNG, WIFE AND HUSBAND , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TODD D. THOMAS, A SINGLE MAN
, 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 LOT 112, TULIP GROVE POINTE, REVISION OF SECTION ONE, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20060905-0109478, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO NORIE-ANN KNISLEY YOUNG AND THOMAS ISAAC YOUNG, WIFE AND HUSBAND BY WARRANTY DEED FROM GREENVALE CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, RECORDED ON THE 7TH DAY OF JULY, 2008 IN INSTRUMENT NO. 20080707-0069477, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN INSTRUMENT NO. 20060905-0109478; RESTICTIONS OF RECORD IN INSTRUMENT NO. 20060627-0076734; EASEMENT OF RECORD IN INSTRUMENT NO. 20070420-0047318; STORMWATER DETENTION AGREEMENT OF RECORD IN INSTRUMENT NO. 20031106-0162953 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 108 Tulip Grove Point, Hermitage, Tennessee 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 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.

BILL GARRETT, Davidson County
Trans:T20110053022 DEEDWARR
Recvd: 08/29/11 10:25 2 pgs
Fees:13.00 Taxes:495.80
20110829-0066498

Witness my/our hand(s) this 24th day of August, 2011.

Norie-Ann Knisley Young

Thomas Isaac Young

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Norie-Ann Knisley Young and Thomas Isaac Young, 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 24th day of August, 2011.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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