Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #12-1140

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kristin Allen Hughes and husband, Anthony Hughes**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Anna Janelle Young, Trustee of the Anna Janelle Young Revocable Trust, with full power and authority to sell, transfer, convey and encumber by Deed of Trust or otherwise, without joinder by any beneficiary of the trust**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being part of Lot No. 99 on the Plan of West End Annex, as of record in Book 332, Page 61, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the northerly margin of Utah Avenue at a point 65 feet from the easterly margin of 41st Avenue North, being the Southeast corner of the property conveyed to Arthur Sender and wife, of record in Book 2999, Page 5, said Register' Office; thence, with the northerly margin of Utah Avenue, East 85 feet to the corner of Lot Nos. 99 and 100; thence, with the line between said Lots, North 161.9 feet to the Southeast corner of the property conveyed to J.M. Waggoner and wife, of record in Book 1562, Page 13, said Register's Office; thence, along J.M. Waggoner's southerly boundary, West 150 feet to the easterly margin of 41st Avenue North; thence, along said Avenue, South 7.8 feet to the Northwest corner of the property conveyed to Arthur Sender and wife, of record in Book 2995, Page 5, said Register's Office; thence, along Arthur Sender's northern boundary line, East 65 feet to the Northeast corner; thence, along the easterly boundary line of said property, South 155 feet to the beginning.

Being the same property conveyed to Kristen Allen, an unmarried woman, and Anthony Hughes, an unmarried man, as joint tenants with Right of Survivorship by deed from Angela I. Smith and Whitaker W. Smith, wife and husband dated August 30, 2010 of record as Instrument No. 20100907-0071037, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 4020 Utah Avenue, Nashville TN, 37209.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 25th day of May, 2012.

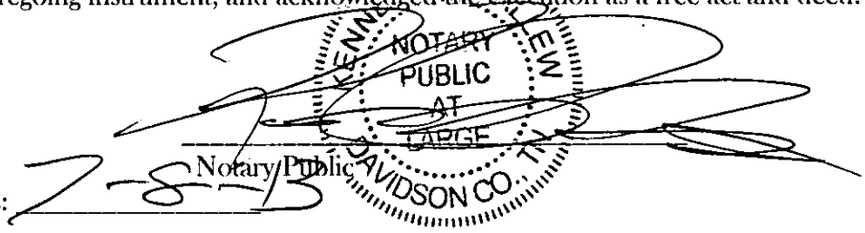
Kristin Allen Hughes

Anthony Hughes

BILL GARRETT, Davidson County
Trans:T20120041962 DEEDWARR
Recvd: 06/07/12 08:47 2 pgs
Fees:13.00 Taxes:1287.60
20120607-0049628

State of Tennessee)
County of Davidson)

On this 25th day of May, 2012, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Kristin Allen Hughes and Anthony Hughes, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.



Notary Public

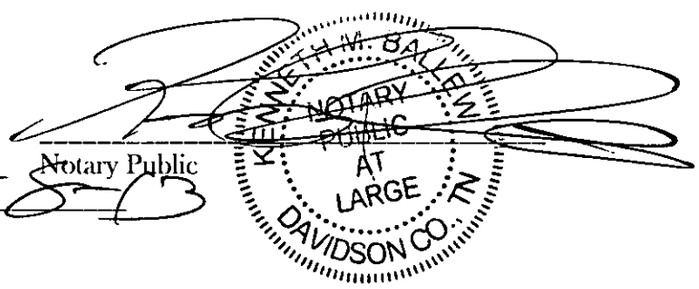
My Commission Expires: 7-8-13

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 348,000.00.

Affiant

Sworn and subscribed before me on this the 25th day of May, 2012.



Notary Public

My Commission Expires: 7-8-13

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Anna Janelle Young, Trustee 4020 Utah Avenue Nashville, TN 37209	SAME	103-4-322