WARRANTY DEED

G-VRES-12-4506

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

Subscribed and sworn to before me, this 2nd DAY OF July, 2012.

Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

MEGAN PAULUS 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
William Wiley Tarleton	SWBC Mortgage Corporation	
4506 Old Hickory Blvd (ADDRESS)	5055 Matyland Way, Ste. 200 (NAME)	
Nashville, TN 37218 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (ADDRESS) (CITY) (STATE) (ZIP)	78-24.00

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 KERRY WAYNE YOUNG, MARRIED AND KARA DENISE WHEELER, MARRIED AND WILLIAM CHRIS YOUNG, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WILLIAM WILEY TARLETON, UNMARRIED AND AND CLAUDE BENNETT TARLETON, JR. AND WIFE, VICTORIA SMITH TARLETON, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, 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 THE 13TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE BY ROBERT M. DISHNER, DATED SEPTEMBER 27, 1977 AS FOLLOWS:
BEGINNING AT A POINT ON THE EASTERLY MARGIN OF OLD HICKORY BOULEVARD, SAID POINT BEING 1494 FEET FROM A POINT IN THE SOUTHERN BOUNDARY LINE OF THE PROPERTY CONVEYED TO JOE W. COLLIER, ET AL, AS OF RECORD IN BOOK 3571, PAGE 89, REGISTER'S OFFICE FOR SAID COUNTY; THENCE NORTH 50 DEGREES 00 MINUTES EAST 1412.7 FEET; THENCE SOUTH 28 DEGREES 30 MINUTES EAST 120 FEET; THENCE SOUTH 49 DEGREES 30 MINUTES WEST 1440 FEET TO A POINT IN THE EASTERLY MARGIN OF OLD HICKORY BOULEVARD; THENCE WITH THE SAME, NORTH 18 DEGREES 05 MINUTES WEST 130 FEET TO THE BEGINNING, CONTAINING 4.1 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO KERRY WAYNE YOUNG, KARA DENISE WHEELER AND WILLIAM CHRIS YOUNG, AS TENANTS IN COMMON BY QUITCLAIM DEED FROM DONNA KAYE YOUNG, RECORDED ON THE 27TH DAY OF FEBRUARY, 2012 IN INSTRUMENT NO. 20120227-0016683, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

GRANTORS' SPOUSES DO NOT JOIN IN THE EXECUTION OF THIS DEED DUE TO THE PROPERTY NEVER HAVING BEEN THEIR MARITAL, NOR PRIMARY, RESIDENCE; PROPERTY USED AS INVESTMENT PURPOSES ONLY.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 4506 Old Hickory Blvd, Nashville, Tennessee 37218
(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:T20120049905 DEEDWARR
Recvd: 07/06/12 10:59 2 pgs
Fees:13.00 Taxes:721.50
20120706-0059561

Witness my/our hand(s) this 2nd day of July, 2012.

Kerry Wayne Young

Kara Denise Wheeler

William Chris Young

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kerry Wayne Young and Kara Denise Wheeler, and William Chris 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 2nd day of July, 2012.

Notary Public

My Commission Expires: 1-9-16

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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