BILL GARRETT, Davidson County
Trans: T20120056450 DEEDWARR
Recvd: 08/01/12 09:05 2 pgs
Fees: 13.00 Taxes: 539.83

20120801-0067737

WARRANTY DEED

G-VRES-12-2610

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,900.00

Affiant

Subscribed and sworn to before me, this 20th 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
Christopher A. Young	PRIMELENDING, A PLAINSCAPITAL COMPANY	
2610 Shadow Lane	(NAME) 18111 Preston Rd., Ste. 900	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Dallas, TX 75252	07310000200
(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 CANDACE A. HAMBLIN, UNMARRIED , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHRISTOPHER A. YOUNG AND DANIELLA C. YOUNG, HUSBAND AND WIFE , 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 98, PLAN OF GIBSON HEIGHTS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 1835, PAGE 133, 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 BY WARRANTY DEED FROM DAVID MIDGETT AND MARY A. PRESTON, THE ONLY HEIRS-AT-LAW OF JANE B. MIDGETT, DECEASED TO CANDACE A. HAMBLIN AS RECORDED ON THE 20TH DAY OF APRIL, 2004 IN INSTRUMENT NO. 20040420-0044794 AND QUIT CLAIM DEED FROM CANDANCE A. HAMBLIN, UNMARRIED TO CANDANCE A. DAVIS AND HUSBAND NORMAN E. DAVIS AS RECORDED ON THE 16TH DAY OF DECEMBER, 2009 IN INSTRUMENT NO. 20091216-0114482, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE AND FURTHER CONVEYED TO CANDACE A. HAMBLIN, A MARRIED PERSON BY QUITCLAIM DEED FROM NORMAN E. DAVIS OF RECORD IN INSTRUMENT NO. 20120522-0044414, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

CANDACE A. DAVIS IS NOW KNOWN AS CANDACE A. HAMBLIN AND THE SAID CANDACE A. DAVIS AND CANDACE A. HAMBLIN ARE ONE AND THE SAME PERSON.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 1835, PAGE 133; RETRICTIVE COVENANTS OF RECORD IN INSTRUMENT NO. 2087, PAGE 453 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )

This is improved (X) property, known as 2610 Shadow Lane, Nashville, Tennessee 37216
(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.

Witness my/our hand(s) this 20th day of July, 2012.

Candace A. Hamblin
F/K/A Candace A. Davis

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Candace A. Hamblin, 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 20th day of July, 2012.

Notary Public

My Commission Expires: 5-2014

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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