BILL GARRETT, Davidson County
Trans:T20120059052 DEEDWARR
Recvd: 08/09/12 09:03 2 pgs
Fees:13.00 Taxes:651.20

20120809-0070970

WARRANTY DEED

G-KW-12-7051

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $176,000.00

Affiant

Subscribed and sworn to before me, this 3rd DAY OF August, 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
Matt F. Bader	Fifth Third Mortgage Company	
7051 Sunnywood Drive	(NAME) 5001 Kingsley Dr MD-1MOCBQ	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Cincinnati, OH 45227	173090A35700CO
(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 WILLIAM L. YOUNGBLOOD JR., AN UNMARRIED MAN , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MATT F.BADER AND WIFE MEGAN E. MALONE 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 291, PLAN OF LENOX VILLAGE, PHASE FIVE, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20050120-0007427, 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 WILLIAM L. YOUNGBLOOD, JR., AN UNMARRIED MAN BY WARRANTY DEED FROM REGENT HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, RECORDED ON THE 29TH DAY OF JUNE, 2005 IN INSTRUMENT NO. 20050629-0074945, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH ON THE PLAT OF LENOX VILLAGE, PHASE FIVE, OF RECORD IN INSTRUMENT NO. 20050120-0007427; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NOS. 20020315-0032825, 20020315-0032826, 20040526-0062220, 20040526-0062221, 20050113-0005133, 20050120-0007427, 20060612-0069716, 20070103-0001283, 20070103-0001284 AND 20070924-0113720; CHARTER OF THE HOA OF RECORD IN INSTRUMENT NO. 20031016-0153550; EASEMENT OF RECORD IN INSTRUMENT NO. 20010918-0100849 AND INSTRUMENT NO. 20010918-0100581; STORM WATER DETENTION AGREEMENT OF RECORD IN INSTRUMENT NO. 20040305-0025146 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( ).
This is improved (X) property, known as 7051 Sunnywood Drive, Nashville, Tennessee 37211
(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 3rd day of August, 2012.

William L. Youngblood Jr. by Laura Mitchell, attorney-in-fact

William L. Youngblood Jr. by Laura
Mitchell, Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 3rd day of August, 2012, before me personally appeared Laura Mitchell to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of William L. Youngblood Jr. and who acknowledged she executed the same as the free act and deed of the said William L. Youngblood Jr..

Witness my hand and official seal, this the 3rd day of August, 2012.

Notary Public

My Commission Expires:

RACHEL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-15-2016

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