PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

104 Woodmont Blvd., Suite 100

Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20120071295 DEEDWARRSP
Recvd: 09/21/12 10:57 3 pgs
Fees:18.00 Taxes:392.20
20120921-0085996

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref(_____) Title No: 51505
Dav. Co. File: Box 8

Return To:
TRI STAR TITLE & ESCROW, LLC
201 E. MAIN ST, STE 300
MUFREESBORO, TN 37130

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Kelly D. Young 3072 REELFOOT DRIVE, NASHVILLE, TN 37214	NEW OWNER

TAX MAP-PARCEL NUMBERS: 108-8-289

SPECIAL WARRANTY DEED

(Corporate)

FOR AND IN CONSIDERATION of the sum of **$106,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Suntrust Bank and Samuel Joseph Moore, as Co-Trustees under Agreement with Sam Moore for the benefit of Sandra M. Hardin**, a corporation, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Kelly D. Young, a single man, and David L. Young and wife, Rebecca A. Young,** 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 Lot No. 63, (erroneously referenced as Lot No. 6 on prior deeds of record) on the Plan of Reelfoot, Section Three, of record in Book 6250, Pages 178 and 168, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Third National Bank, Trustee under Agreement with Sam Moore for the benefit of Sandra M. Hardin by deed from Deborah S. Brumfield dated January 10, 1991, recorded January 11, 1991 in Book 8275, Page 164, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated September 3, 2010, recorded September 17, 2010 in Instrument No. 20100917-007429, said Register's Office, subject property was conveyed to SunTrust Bank and Samuel Joseph Moore as Co-Trustees under Agreement with Sam Moore for the benefit of Sandra M. Hardin.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2012, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 6250, Pages 167 and 168, said Register's Office, which Plan shows a minimum building setback line to be established by Metropolitan Codes Administration, and 10 foot easement for public utility and drainage purposes along the northwesterly front line(s)

This is improved property, known as: 3072 Reelfoot Drive, Nashville, Tennessee 37214

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 COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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 claiming by, though or under the Grantor except for matters set forth herein.

WITNESS THE EXECUTION HEREOF this 14th day of September, 2012.

Suntrust Bank and Samuel Joseph Moore, Co-Trustees under Agreement with Sam Moore for the benefit of Sandra M. Hardin

By: David P. Rogers, Co-Trustee

By: Samuel Joseph Moore, Co-Trustee co-trustee

State of TENNESSEE

County of DAVIDSON

Before me, the undersigned, personally appeared **David P. Rogers** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as Trustee (or other officer authorized to execute this instrument) of **Suntrust Bank and Samuel Joseph Moore, Co-Trustees under Agreement with Sam Moore for the benefit of Sandra M. Hardin**, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Nashville, Tennessee this the 14th day of September, 2012.

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-11-2013

Notary Public

My Commission Expires: _____

State of TENNESSEE

County of DAVIDSON

Before me, the undersigned, personally appeared **Samuel Joseph Moore** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as Trustee (or other officer authorized to execute this instrument) of **Suntrust Bank and Samuel Joseph Moore, Co-Trustees under Agreement with Sam Moore for the benefit of Sandra M. Hardin**, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Nashville, Tennessee this the 14th day of September, 2012.

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-11-2013

Notary Public

My Commission Expires: _____

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $106,000.00

Affiant

Sworn and subscribed before me this the 14th day of September, 2012.

Notary Public

My Commission Expires: 7-9-16

BRANDIE A TURNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY