WARRANTY DEED

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 108,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of October, 2012.

Notary Public

MY COMMISSION EXPIRES: 9-9-14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Jimmie L. Young	Fifth Third Mortgage Company	Parcel ID:
1624 Jacksons Valley Pl.	5001 Kingsley Dr., MD 1MOBS2	14215000700
Hermitage, TN 37076	Cincinnati, OH 45227	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Elsie R. Kurdys, Trustee Under Trust Agreement dated 5/19/1998

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Jimmie L. Young and wife, Jennifer R. Young

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 88, on the Plan of Section 1, Harpeth Valley Park, of record in Book 3600, Page 93 and 94, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Elsie R. Kurdys, Trustee under trust agreement dated 5/19/1998 by deed from Bruce W. Shown, of record in Instrument 20061016-0128435, dated October 6, 2006, Register's Office for said County.

This conveyance is subject to Restrictions of record in Book 3857, Page 858, said Register's Office.

This conveyance is made subject to: (1) 2012 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 3600, Pages 93 and 94, said Register's Office; (3) Joint Driveway Agreement of record in Book 6987, Page 224, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 640 Harpeth Bend Dr., Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 23rd day of October, 2012.

Elsie R. Kurdys, Trustee Under Trust
Agreement dated 5/19/1998

Elsie R. Kurdys, Trustee

Elsie R. Kurdys, Trustee

BILL GARRETT, Davidson County
Trans: T20120081350 DEEDWARR
Recvd: 10/26/12 09:12 2 pgs
Fees: 13.00 Taxes: 370.00

20121026-0098170

STATE OF FLORIDA
COUNTY OF Pinellas

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elsie R. Kurdys, Trustee under Trust Agreement dated 5/19/1998, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she is Trustee under Trust Agreement dated 5/19/1998, and as such Trustee, she is authorized to execute this instrument on behalf of the Trust.

Witness my hand and official seal at Palm Harbor, Florida, this 23 day of October, 2012.

My Commission Expires: 5/29/16

Notary Public

AMANDA WHITE
Notary Public - State of Florida
My Comm. Expires May 29, 2016
Commission # EE 202910