Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Rose Marie Litteral 3001 Hamilton Church Rd. #344 Antioch, TN 37013	New Owner	163040A34400CO

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $84,900.00

Affiant

Subscribed and sworn to before me, this the 26th day of November, 2012.

Notary Public

My Commission Expires: 1/24/2015
(Affix Seal)

STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

BILL GARRETT, Davidson County
Trans:T20120094587 DEEDWARR
Recvd: 12/11/12 10:24 2 pgs
Fees:13.00 Taxes:314.13
20121211-0114037

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Karen L. Youngman, Successor Trustee of The D.R. Youngman Revocable Living Trust Agreement, dated September 5, 2007, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Rose Marie Litteral, (marital status to be determined) ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Unit 344, Hamilton Crossing Townhomes, a Planned Unit Development, as of record in Instrument Number 20040212-0016945, as amended in Instrument Number 20060206-0014793, said Register's Office.

Being the same property conveyed by Warranty Deed from R. J. York Homes, LLC to Donald R. Youngman as recorded on the 21st day of August, 2006 in Instrument No. 20060821-0103070 and Quitclaim Deed from Donald R. Youngman to D.R. Youngman Revocable Living Trust as recorded on the 10th day of September, 2007 in Instrument No. 20070910-0108601, in the Register's Office of Davidson County, Tennessee. The said Donald R. Youngman having since died on July 27, 2012.

This conveyance is made subject to (1) Property taxes for the year 2013, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEE paying their prorated share thereof to GRANTOR who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This is improved property located at: **3001 Hamilton Church, #344, Antioch, TN 37013**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that he/she is lawfully seized in fee simple of the aforedescribed Real Estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **26th** day of **November, 2012.**

GRANTOR(S)

Karen L Youngman - Successor Trustee

Karen Youngman, Successor Trustee

STATE OF New Jersey
COUNTY OF Somerset

Before me, the undersigned, of the state and county aforementioned, personally appeared Karen L. Youngman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Successor Trustee of The D. R. Youngman Revocable Living Trust, the within named bargainor, a Trust, and that such Successor Trustee, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by such person as Successor Trustee.

WITNESS my hand and official seal, in Somerset, New Jersey, this the 26th day of November, 2012.

NOTARY PUBLIC

Timothy P. Danner
Notary Public of New Jersey
My Commission Expires 8/17/2015

My Commission Expires _____

