Return to: John T. Cook, P.C.

File # 24789-3
Box 14

WARRANTY DEED	State of Tennessee County of Davidson
BILL GARRETT, Davidson County Trans:T20130035507 DEEDWARR Recvd: 04/30/13 12:04 2 pgs Fees:13.00 Taxes:1794.50 20130430-0043009	The actual consideration or value, whichever is greater, for this transfer is **$485,000.00.** Joan H. Young Affiant Subscribed and sworn to before me, this the 29th day of April, 2013. Notary Public My commission expires: 9-19-16 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

KATHY HAND STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Joan H. Young	**NEW OWNER**	**Map 117-09-0-C, Parcel 024.00C0**
209 Burlington Place		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Mary H. Andrews, Trustee of the Mary H. Andrews Living Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joan H. Young, an unmarried woman

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:

LAND in Davidson County, Tennessee, being Lot No. 24 on the Plan of Burlington, a Planned Unit Development, as of record in Book 5200, Pages 403 thru 406, amended in Book 5800, page 185, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Mary Ann H. Andrews, by Deed from Peebles-Barnett Associates, of record in Book 6321, Page 575, Register's Office for Davidson County, Tennessee. The property was further conveyed to the Mary H. Andrews Living Trust, Mary H. Andrews, Trustee, by Deed from Mary Ann H. Andrews, dated June 5, 2002, of record in Instrument No. 20020611-0070693, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions for Burlington, a Planned Unit Development, of record in Book 5863, Page 796, and as amended in Book 6046, said Register's Office. By-Laws of record in Book 5863, page 815, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (_X___) Unimproved (____) property, known as **209 Burlington Place, Nashville, TN 37215**

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 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/our hand(s) this **29th** day of **April, 2013.**

Mary H. Andrews, Trustee
Mary H. Andrews, Trustee

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public of said County and State, **Mary H. Andrews,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **29th** day of **April, 2013.**

Notary Public

My Commission Expires: 9.19.16

KATHY HAND
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.