Box 13
File # 7242

{ ADDRESS NEW OWNER:	{ SEND TAX BILL TO:	}MAP-PARCEL NOS}
{Julie McConnell	{Churchill Mortgage	}161-11-0-032.00 }
{5670 Amalie Drive	{761 Old Hickory Blvd	} }
{Nashville, TN 37211	{Brentwood Tn 37027	} }
{This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner		}
{Avenue, Suite 201, Nashville, Tennessee 37205.		}

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Timothy V. Duncklee, as Trustee of that certain Land Trust Cole Young Rental Trust 2004** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Julie McConnell, married** (The "Grantee"), her heirs and/or assigns certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 342, Section 3, Huntington Park, as shown on plat of record in Plat book 4460, page 68, 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 by Quitclaim Deed from Douglas Waterman, as Trustee of that certain Land Trust, cole Young Rental Trust 2004 to Timothy V. Duncklee, as Trustee of that certain Land Trust Cole Young Rental Trust 2004 as recorded on the 16th day of March, 2009 in the Instrument No. 20090316-0023306; Order as recorded on the 3rd day of October, 2008 in Instrument No. 20081003-0101010; General Warranty deed from Cole Young and wife, Jayme Young to Douglas Waterman, as Trustee of the Cole Young Rental Trust 2004 as recorded on the 27th day of January, 2005 in Instrument No. 20050127-0010139 and Warranty Deed from John S. Buckner and wife, Debra K. Buckner of James C. Young and wife, Jayme T. Young as recorded on 7th day of July, 1997 in Deed Book 10520, page 309, in the Register's Office of Davidson County, Tennessee.

This subject real property is commonly known as 5670 Amalie Drive, Nashville, Tennessee 37211.

This conveyance is subject to the following:

1. Taxes for the year 2013 and subsequent years.
2. All matters shown on the plat of Section 3, Huntington Park, recorded in Plat Book 4460, page 68, said Register's Office for Davidson County, Tennessee.
3. Restrictive Covenants contain in Book 4577, page 789, said Register's Office for Davidson County, Tennessee.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $184,000.00.

Affiant

Subscribed and sworn to before me this 30th day of July, 2013.

Notary Public

LaTrece McAdoo
State of Tennessee
Notary Public
My Comm. Exp. 3/2/2014
Davidson County

My Commission Expires:_____

BILL GARRETT, Davidson County
Trans:T20130066717 DEEDWARR
Recvd: 08/05/13 09:51 2 pgs
Fees:13.00 Taxes:680.80

20130805-0081379

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and/or assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and/or assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and/or assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 30th day of July, 2013.

Land Trust, Cole Young Rental Trust 2004

By: _____ as Trustee

Timothy V. Duncklee, as Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Timothy V. Duncklee, as Trustee with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Trustee of that certain Land Trust, Cole Young Rental Trust 2004 and he as Trustee the foregoing instrument for the purposes therein contained by signing the name of the Land Trust by himself as Trustee.

WITNESS my hand and official seal at Nashville, Tennessee, this 30L day of July, 2013.

Notary Public

My Commission Expires: _____

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017