Return To
Vanderpool, Pearman, & Drumwright
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

(2)

WARRANTY DEED

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $160,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 11TH DAY OF OCTOBER, 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES 10/2/17

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 13-R5864 YOUNGMAN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Jeffrey C. Youngman and Shannon M. Youngman	QUICKEN LOANS INC.	14905013200
112 Cypress Leaf Court	1050 Woodward Avenue	
Antioch, TN 37013	Detroit MI 48226	

FOR AND 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,

RANDY E. CALDWELL AND WIFE, LISA KAYE CALDWELL

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

JEFFREY C. YOUNGMAN AND SHANNON M. YOUNGMAN, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 112 Cypress Leaf Court, Antioch, TN 37013

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our hand on the 11th day of October, 2013.

Randy E Caldwell by Lisa Kaye Caldwell attorney-in-fact
Randy E. Caldwell
By: Lisa Kaye Caldwell, Attorney-in-Fact

Lisa Kaye Caldwell

BILL GARRETT, Davidson County
Trans:T20130089331 DEEDWARR
Recvd: 10/17/13 08:25 2 pgs
Fees:13.00 Taxes:592.00
20131017-0108372

STATE OF TENNESSEE
COUNTY OF DAVIDSON

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

On the 11th day of October, 2013, before me personally appeared Lisa Kaye Caldwell to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Randy E. Caldwell and acknowledged that she executed the same as the free act and deed of said Randy E. Caldwell.

Witness my hand and official seal at Nashville, Tennessee

Notary Public
My Commission Expires: 10/2/17

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Lisa Kaye Caldwell, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of October, 2013.

Notary Public
My Commission Expires: 10/2/17

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

file # 13-R5864 YOUNGMAN

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 7, PEBBLE CREEK, SECTION ONE, as shown on plat of record in Plat Book 5210, Page 72, 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 Randy E. Caldwell to Randy E. Caldwell and wife, Lisa Kaye Caldwell as recorded on the 4th day of November, 1997 in Deed Book 10669, Page 777 and Warranty Deed from Harry E. Kirkpatrick, Jr. and wife, Janice M. Kirkpatrick to Randy E. Caldwell as recorded on the 4th day of May, 1988 in Deed Book 7534, Page 833, in the Register's Office of Davidson County, Tennessee.

This instrument is being executed in behalf of Randy E. Caldwell by Lisa Kaye Caldwell pursuant to a power of attorney executed by the same on the 11th day of October, 2013, and being filed in Instrument # 20131017-0108371, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PEBBLE CREEK, SECTION ONE, as recorded in Plat Book 5210, Page(s) 72, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 5334, Page 514 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).