NEW OWNER:

A.I.D. Revocable Trust dated May 9, 2013
3260 N 12th Street, Apt 214
Grand Junction, CO 81506

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

New Owner

FILE NO: 13-1205

Map 044 Group 11-0 Parcel 014.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20130104225 DEEDWARR
Recvd: 12/13/13 10:44 3 pgs
Fees:18.00 Taxes:364.90
20131213-0126312

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Ninety-Eight Thousand Six Hundred Twenty-One and 00/100 Dollars** (**$98,621.00**) cash in hand paid, the receipt of which is hereby acknowledged, **THOMAS YOUNG** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **A.I.D. REVOCABLE TRUST dated MAY 9, 2013** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Being Lot No. 155, Section A on the plan of Village of Old Hickory, of record dated July 16, 1948, in Book 1424, Page 68, Register's Office for Davidson County, Tennessee, fronting 52 feet on Orchard Drive, containing 0.28 acres more or less.

Subject to and/or reserving one (1) permanent easement ten (10) feet wide for utilities and two (2) special easements, one (1) ten (10) feet, wide or less, for sewer and electric and/or telephone cable and one (1) five (5) feet wide for sewer, and all rights in connection with said easements, including the ingress and egress over the property herein conveyed for servicing easements are expressly reserved to the grantor. If special easements are abandoned for the purpose for which the same have been dedicated, all rights thereunder will terminate and such special easements may not be reused for a different to dissimilar purpose, all as shown on said recorded plan, which is made part of this description by reference thereto; and;

Being the west four feet of Lot No. 156, Section A, Village of Old Hickory, as shown on Plan recorded July 16, 1948, in Book 1424, page 68, in Register's Office for Davidson County, Tennessee, containing 0.01 acres, more or less.

Subject to and/or reserving one (1) special easement ten (10) feet wide, more or less, for sewer and electric and/or telephone cable; and all rights in connection with said easement, including the ingress and egress over the property herein conveyed for servicing easement and expressly reserved to the Grantor. If special easements is abandoned for the purpose for which the same

have been dedicated, all rights thereunder will terminate and such special easements may not be reused for a different to dissimilar purpose, all as shown on said recorded plan, which is made part of this description by reference thereto.

BEING the same property conveyed to Thomas Young, by Sheriff's Deed from The Bank of New York Mellon fka The Bank of New York As Trustee for the Certificateholders of CWABS, Inc. Asset Backed Certificates, Series 2005-AB1, dated October 9, 2012, and of record in Instrument No. 20130117-0005989, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 102 Orchard Drive, Old Hickory, Tennessee 37138.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 21st day of **November, 2013**.

THOMAS YOUNG

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, THOMAS YOUNG, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office 21st day of November, 2013.

NOTARY PUBLIC

My commission expires: 5-30-17

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **98,621.00** .

Christin Fressler
AFFIANT

Sworn to and subscribed to before me 21st day of **November, 2013**.

Jessica N. Brooks
NOTARY PUBLIC

My commission expires: 6-13-17

JESSICA N. BROOKS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY