NEW OWNER:

Nick Young

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: 14-0076

Map 135

Group 12-0-A

Parcel 006.00CO

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20140009724 DEEDWARR
Recvd: 02/11/14 09:52 3 pgs
Fees:18.00 Taxes:275.65
20140211-0011905

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Seventy-Four Thousand Five Hundred and 00/100 Dollars** ($**74,500.00**) cash in hand paid, the receipt of which is hereby acknowledged, **JIMMY COMER AND STEVE LIVINGSTON, tenants in common** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **NICK YOUNG, a single man** ("Grantee"), his 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:

Land in Davidson County, Tennessee, being Unit No. 2011 and Garage Unit No. 2011-G on the plan of Nashboro Village Twelve Condominium, of record in Plat Book 4675, Page 121, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description. Being further established by the Master Deed for Nashboro Village Twelve Condominiums, a Horizontal Property Regime, of record in Book 4827, Page 30 as amended in Book 6153, Page 252 and Instrument No. 20090603-0051209, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unite as set for in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

BEING the same property conveyed to Jimmy Comer and Steve Livingston, tenants in common, by Warranty Deed from Mandy Cherie Blaul, dated May 3, 2013, and of record Instrument No. 20130507-0046154, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 2011 Nashboro Blvd, Nashville, Tennessee 37217.

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

GRANTORS covenant with said Grantee that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors 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, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 7th day of **February, 2014**.

JIMMY COMER

STEVE LIVINGSTON

STATE OF TENNESSEE

COUNTY OF WILSON

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

WITNESS my hand and official seal at office 7 day of **February, 2014**.

JONATHAN M. TINSLEY
NOTARY PUBLIC
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

NOTARY PUBLIC

My commission expires: 3/28/2016

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The actual consideration or value, whichever is greater, for this transfer is $ **74,500.00**.

Codaste Thomas

AFFIANT

Sworn to and subscribed to before me 7 day of **February, 2014**.

Jessica N. Brooks

NOTARY PUBLIC

My commission expires: 6-13-17

JESSICA N. BROOKS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY