THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:
W. AARON FORTNER, ATTORNEY AT LAW
c/o 12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20140009926 DEEDWARR
Recvd: 02/11/14 14:01 2 pgs
Fees:13.00 Taxes:869.50
20140211-0012143

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Christopher Forbes and Katherine Coe 6607 Wilhugh Place Nashville, Tennessee 37209	Churchill Mortgage Corporation 761 Old Hickory Blvd., Suite 400 Brentwood, TN 37027	102 08 0 084.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **DONALD RAY YOUNG and DAVID ALLEN YOUNG, CO-EXECUTORS of the ESTATE of JANE HARDWICK YOUNG**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **CHRISTOPHER FORBES and KATHERINE COE, both unmarried, as Joint Tenants with Right of Survivorship**, hereinafter called the Grantee, his heirs and assigns, the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Being Lot No. 99 of Section V of Horton Heights, a Subdivision of record in Book No. 1835, Page No. 130, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 99, fronts 115 feet on the easterly side of Wilhugh Place, and extends back between lines 266.1 feet on the northerly side and 264.6 feet on the southerly side, to an irregular line in the rear measuring 117 feet thereon.

Being the same property conveyed to James A. Young and wife, Jane Hardwick Young by Warranty Deed from W.L. Hailey of record in Book 2202, page 387, dated 8/17/1953, Register's Office for Davidson County, Tennessee. James A. Young predeceased Jane Hardwick Young, who later died. Her estate is probated at the Seventh Circuit Court of Davidson County, Tennessee, at Case No. 13P299. Her Last Will and Testament filed in that matter explicitly vested her real property in her Co-Executors, Donald Ray Young and David Allen Young, specifically giving them the power to sell.

This is improved property known as 6607 Wilhugh Place, Nashville, Tennessee 37209 .

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands, conveying the said property as set out herein:

Donald Ray Young, Co-Executor of the Estate of Jane Hardwick Young

David Allen Young, Co-Executor of the Estate of Jane Hardwick Young

STATE OF North Carolina)
)
COUNTY OF Montgomery)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Donald Ray Young**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself to be the **Co-Executor of the Estate of Jane Hardwick Young,** the within named bargainor, and further acknowledged that such person executed the foregoing instrument in behalf of **the Estate of Jane Hardwick Young** for the purposes therein contained.

Witness my hand and official seal on this the 27th day of January, 2014.

NOTARY PUBLIC

My Commission Expires: 3-20-17

STATE OF Tennessee)
)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **David Allen Young**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself to be the **Co-Executor of the Estate of Jane Hardwick Young,** the within named bargainor, and further acknowledged that such person executed the foregoing instrument in behalf of **the Estate of Jane Hardwick Young** for the purposes therein contained.

Witness my hand and official seal on this the 6 day of January, 2014.

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

NOTARY PUBLIC

My Commission Expires: 6.3.14

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $235,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 6 DAY OF JANUARY, 2014:

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 6.3.14