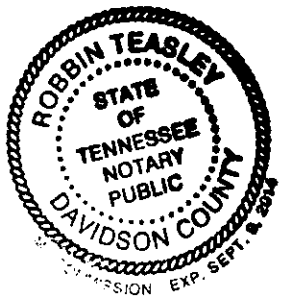
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,950.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th day of April, 2014

Notary Public

MY COMMISSION EXPIRES: 9.9.2014

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 1550 N. Mt. Juliet Road, Ste 110, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Todd Tate	Todd Tate	10808028900
(NAME) 614 Derby Downs	(NAME) 614 Derby Downs	
(ADDRESS) Lebanon, TN 37087	(ADDRESS) Lebanon, TN 37087	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Kelly D. Young, David L. Young and wife, Rebecca A. Young**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Todd Tate, a married man**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 63, (erroneously referenced as Lot No. 6 on prior deeds of record) on the Plan of Reelfoot, Section Three, of record in Book 6250, pages 178 and 168, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Kelly D. Young, a single man, and David L. Young and wife, Rebecca A. Young by deed from Suntrust Bank and Samuel Joseph Moore, as Co-Trustees under Agreement with Sam Moore for the benefit of Sandra M. Hardin dated September 14, 2012, of record in Instrument No. 20120921-0085996, Register's Office for Davidson County, Tennessee. Previously being the same property conveyed to Suntrust Bank and Samuel Joseph Moore, as Co-Trustees under Agreement with Sam Moore for the benefit of Sandra M. Hardin by deed dated September 3, 2010 of record in Instrument No. 20100917-0074295; Instrument of Correction of Quitclaim Deed of record in Instrument No. 20120921-0085995, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3072 Reelfoot Dr, Nashville, TN 37214

BILL GARRETT, Davidson County
Trans:T20140024700 DEEDWARR
Recvd: 04/11/14 12:23 2 pgs
Fees:13.00 Taxes:425.32

20140411-0030545

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 Grantees, their heirs 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 this **4th** day of **April, 2014**

Kelly D. Young **David L. Young**

Rebecca A. Young by David L. Young her Attorney in Fact

Rebecca A. Young by David L. Young her Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a notary for the state and county aforesaid, personally appeared **Kelly D. Young and David L. Young**, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument and who acknowledge the execution of the same to be their free act and deed.

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

MY COMMISSION EXPIRES: _____

ROBBIN TEASLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXP. SEPT. 8, 2014

_____
NOTARY PUBLIC

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 **David L. Young** the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument on behalf of **Rebecca A. Young** and acknowledged that he, as said power of attorney executed the same as her free act and deed by virtue of an instrument of record in Inst. No. 20140411-0030544 in the Register's Office of Davidson County, Tennessee.

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

MY COMMISSION EXPIRES: _____

ROBBIN TEASLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXP. SEPT. 8, 2014

_____
NOTARY PUBLIC