BILL GARRETT, Davidson County
Trans:T20140027838 DEEDWARR
Recvd: 04/24/14 08:37 2 pgs
Fees:13.00 Taxes:564.25
20140424-0034338

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $152,500.00

Affiant

Subscribed and sworn to before me, this 22nd day of April, 2014.

Notary Public
My commission expires:

PAM S. HOUSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

02-1403-48928

[redacted]

Address of New Owner:	Send Tax Bills to:	Tax Information
Jessica F. Smith 5786 Stonebrook Dr. Brentwood TN 37027	Same	160-14-0-D-044.00-CO

[redacted]

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jessica F. Young and husband, Randall W. Young, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jessica F. Smith, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit: *Un married

Land in Davidson County, Tennessee, being Unit No. 5786, on the Plan of Brentwood Trace Condominiums, Section II, a Horizontal Property Regime, located on Fox Ridge Drive and Stone Brook Drive, Brentwood, Davidson County, Tennessee, as established by the Master Deed of record in Book 5818, Page 915, and as shown on the plan of record in Book 5200, Pages 376 and 377, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Toy J. Fuson, Jr., Trustee U/A/D Oct 5, 1998 of The Fuson Revocable Living Trust Agreement by Quitclaim Deed from Toy J. Fuson, Jr., Individually, dated October 5, 1998, recorded November 25, 1998, of record in Record Book 11221, Page 276, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Jessica F. Young and husband, Randall W. Young by Quitclaim Deed from Toy J. Fuson, Jr., Trustee of the Fuson Revocable Living Trust Agreement (being one and the same entity as the Toy J. Fuson, Jr. Revocable Living Trust), dated August 20, 2012, recorded August 21, 2012, of record in Instrument No. 20120821-0075136, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5786 Stonebrook Dr., Brentwood, TN 37027

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 22nd day of April, 2014.

Jessica F. Young

Randall W. Young

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jessica F. Young and Randall W. Young, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 22nd day of April, 2014.

State of Tennessee at Large

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 3/4/15