WARRANTY DEED

Return to:
Warranty Title Insurance Co
2400 Crestmoor Road
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20140055103 DEEDWARR
Recvd: 07/30/14 09:35 2 pgs
Fees:13.00 Taxes:1813.00

20140730-0067745

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$490,000.00**

Chris Lund
Affiant

MITCHELL A. HARRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES: 8.21.17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert S. Young	Legacy Home Loans LLC	**Map 117-3-K**
(NAME) **2102A Sharondale Drive**	(NAME) 4025 Hillsboro Rd. #601	**Parcel 2.00CO**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **PHILIPPE E. JOB, II, MARRIED** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT S. YOUNG, UNMARRIED,** 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 Unit No. 2102A as shown on Exhibit B in the Declaration and Master Deed for The Gracie Park Townhomes of record as Instrument No. 20051109-0135780 and Instrument No. 20051130-0143882, and formerly known as Lot No. 13 on the Plan of Sharon Hill Circle of record in Plat Book 1424, page 115 and of The Gracie Park Townhomes, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of The Gracie Park Townhomes of record in Instrument No. 20051109-0135780, and amended in Instrument No. 20051130-0143882 and Instrument No. 20060412-0042048, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed.

BEING the same property conveyed to Philippe E. Job, II , unmarried, by deed from Karl Dennis and wife, Nancy Joblin, filed of record ion July 23, 2007 n Instrument No. 20070723-0087457, Register's Office for Davidson County, Tennessee.

This residence is not a homestead for the spouse of Philippe E. Job, II.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2014 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 1424, page 115, said Register's Office; and (c) Restrictive covenants contained in Instrument No. 20051109-0135780; amended in Instrument No. 20051130-0143882; re-recorded in Instrument No. 20060412-0042048; amended in Instrument No. 20071022-0125099; and Instrument No. 20050204-0013252, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **2102A Sharondale Drive, Nashville, TN 37215**
AKA 2102 B. Sharondale Drive, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, have 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 my hand this 28th day of July, 2014.

Philippe E. Job, II

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, **Philippe E. Job, II**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of July, 2014.

Commission expires:

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2017

Notary Public