BILL GARRETT, Davidson County
Trans:T20140055192 DEEDWARR
Recvd: 07/30/14 11:03 3 pgs
Fees:18.00 Taxes:721.50
20140730-0067864

This Instrument Prepared ~~By and Return to:~~
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212
(615) 383-2903

Warranty Deed

ADDRESS OF NEW OWNER:
Whitney M. Youngblood and Troy A. Smith
4740 Danby Drive
Nashville, TN 37211

SEND TAX BILLS TO:
CMG MORTGAGE, INC.
3160 CROW CANYON RD #400
SAN RAMON, CA 94583

MAP/PARCEL NO.
147-1-182.00

For good and valuable consideration received, **ALICA W. MANDEL, LINDA ELDER SMITH, FREDERICK BRICE ELDER, AND TERRY L. WHITE CEARBAUGH, ALL DEVISEES UNDER THE LAST WILL AND TESTAMENT OF WILLIAM HAROLD ELDER, SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, CASE NO. 14P591**, by these presents does transfer and convey unto the Grantee, **WHITNEY M. YOUNGBLOOD, A SINGLE WOMAN, AND TROY A. SMITH, A SINGLE MAN, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP**, all of the right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, belonging to **William Harold Elder**, described as follows:

Land in Davidson County, Tennessee, being Lot 291, CALDWELL HALL, SECTION TWO, as shown on plat of record in Plat Book 2900, Page 96, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Teresa Beth Gaither Stribling to William H. Elder, et ux Alice W. Elder, as recorded on the 24th day of June, 1976 in Deed Book 5038, Page 383 and Davidson County Probate Docket No. 14P591, in the Register's Office of Davidson County, Tennessee.

The said Alice W. Elder having since died on January 21, 2005, leaving the said William H. Elder as the sole surviving tenant by the entirety. The said William H. Elder, also being known as WilliamHarold Elder, having since died tesate on March 21, 2014, his estate being administered through the Seventh Circuit Court for Davidson County, Tennessee, Case No. 14P591. Alicia W. Mandel is appointed as Executrix of the Estate of William Harold Elder, Letters Testamentary issued on April 24, 2014.

Alicia W. Mandel, Executrix of the Estate of William Harold Elder, joins herein to convey any and all interest said Estate may have in the subject property.

The above-described property has never been the marital residence of any of the aforementioned grantors herein.

This conveyance is subject to:
- County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.
- Instrument of record in Plat Book 2900, Page(s) 96, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4740 Danby Drive, Nashville, Tennessee 37211**.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs and assigns forever. And the Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered except as stated above. And the Grantor does further covenant and bind himself/herself/itself as **Devisees** of the **DEVISEES UNDER THE WILL OF WILLIAM HAROLD ELDER**, its heirs and assigns, to warrant and forever defend the title to said land to the Grantee, 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/our hand(s) this the 22nd DAY OF JULY, 2014.

Alicia W. Mandel, Devisee
Alica W. Mandel, Devisee

Linda Elder Smith, Devisee, by Alicia W. Mandel as Attorney in Fact
Linda Elder Smith, Devisee, by Alicia W. Mandel as Attorney in Fact

Frederick Brice Elder, Devisee, by Alicia W. Mandel as Attorney in Fact
Frederick Brice Elder, Devisee, by Alicia W. Mandel as Attorney in Fact

Terry L. White Cearbaugh, Devisee, by Alicia W. Mandel as Attorney in Fact
Terry L. White Cearbaugh, Devisee by Alicia W. Mandel, Attorney in Fact

Estate of William Harold Elder

BY: Alicia W. Mandel, Executrix
Alicia W. Mandel
Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ~~ALICA~~ ALICIA W. MANDEL, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 22 of July, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALICIA W. MANDEL, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of LINDA ELDER SMITH, FREDERICK BRICE ELDER and TERRY L. WHITE CEARBAUGH, and who acknowledged he/she/they executed the same as the free act and deed of the said LINDA ELDER SMITH, FREDERICK BRICE ELDER and TERRY L. WHITE CEARBAUGH.

Witness my hand and official seal, this the 22 of July, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALICIA W. MANDEL, EXECUTRIX of the ESTATE OF WILLIAM HAROLD ELDER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 22 of July, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $195,000.00.

Affiant

Subscribed and sworn to before me this 22nd DAY OF JULY, 2014.

Notary Public

My Commission Expires: 10-18-16

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires October 18, 2016

RETURN TO:
REALTY TITLE & ESCROW CO, INC
206 A COOL SPRINGS BLVD #106
FRANKLIN, TN 37067