STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF August, 2014.

Notary Public
MY COMMISSION EXPIRES: 07/06/2015
Lic No. G14-2513D

WILLIAM D. CASTLEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20140061599 DEEDWARR
Recvd: 08/20/14 12:00 2 pgs
Fees:13.00 Taxes:1094.83
20140820-0075765

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Kenneth A. Cressler and wife, Marlene Cressler (NAME)	SWBC Mortgage Corporation (NAME)	17-56
2257 Luster Road (STREET ADDRESS)	9311 San Pedro (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	San Antonio, TX 78216 (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 HEREBYACKNOWLEDGED, WE, **Roger Young and wife, Carol Young,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kenneth A. Cressler and Marlene Cressler, husband and wife,** 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:

A certain tract or parcel of land in the 10th Civil District of Davidson County, Tennessee, described as Tract No. 5 on the unrecorded survey of the Redding Subdivision date March, 1990, by David A. Demerick, Registered Land Surveyor, No. 1219, as follows:

Beginning at an iron pin in the westerly margin of Luster Road, a corner to the property of Gupton of record in Book 5398, page 605, Register's Office for Davidson County, Tennessee; thence with the line of Gupton, North 84 deg. 16' 38" West 990.82 feet to an iron pin in the line of the property conveyed to Davis of record in Book 7956, page 223, said Register's Office; thence with the line of Davis, North 14 deg. 34' 13" East 246.33 feet to an iron pipe marking the corner of the property conveyed to Harris of record in Book 6134, page 711, said Register's Office; thence with the line of James T. Grissom, South 81 deg. 06' 13" East 1,056.0 feet to an iron pin in the westerly margin of Luster Road; thence with said margin of said road, on a curve having a chord of South 28 deg. 20' 06" West 170.0 feet to a point; thence South 31deg. 43' 59" West 41.0 feet to the point of beginning and containing 5.07 acres, more or less.

BEING the same property conveyed to Roger Young and wife, Carol Young from Gary B. Gupton and wife, Lindyn W. Gupton, by Deed dated October 17, 2002, as Instrument No. 200210210128720, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Joint driveway easement as recorded in Instrument number 200408120097487 Register's Office for Davidson County, Tennessee.

2. Agreement for Easement and restrictive convenants for Redding Subdivision (not of record) as recorded in Book 8106, page 562, Register's Office for Davidson County, Tennessee.

3. Water rights to a spring and a 10' easement for maintenance purposes as recorded in Book 4355, page 185, Register's Office for Davidson County, Tennessee.

The 2013 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2257 Luster Road, Goodlettsville, TN 37072.

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. Whenever 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 7th day of August, 2014.

Roger Young _____ August 07, 2014
Date

Carol Young _____ August 07, 2014
Date

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 Roger Young and Carol Young, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 7th day of August, 2014.

My Commission Expires: 9.23.16

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066