THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 14091985** BILL GARRETT, Davidson County Trans:T20140085203 DEEDWARR Recvd: 11/12/14 10:54 2 pgs Fees:13.00 Taxes:444.00 20141112-0104065	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $120,000.00. Affiant Subscribed and sworn to before me, this 3rd day of November, 2014. Notary Public My Commission Expires: 3/4/15 KYMBRA SPANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Nathan P Elmore and Jennifer Z Elmore 137 Lakebrink Drive Nashville TN 37214	Send Tax Bills To: Magna Bank 6525 Quail Hollow Road Suite 300 Memphis, TN 38120	Tax Information: Tax Parcel ID No. 096-16-0-A-097.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lindsey B Smith n/k/a Lindsey Young, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nathan P Elmore and Jennifer Z Elmore, Husband and Wife, as Tenants by the Entirety**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 96, on the Plan of Larchwood, Phase One-D (erroneously referenced in prior deed as Phase One), Section Four, Building F, Planned Unit Development, Private Element Condominiums, of record in Book 8250, Page 890, Register's Office for said County, to which plan reference is hereby made for a more complete description.
Being the same property conveyed to Lindsey B. Smith by deed from Jeramine L. Ritchie and wife, Mary K. Ritchie, dated February 25, 2010, recorded March 4, 2010, of record in Instrument No. 20100304-0016735, Register's Office for Davidson County, Tennessee.

Brandon Young joins in this conveyance for the purpose of conveying all right, title and interest he may have in and to the above described property as spouse of Lindsey B Smith n/k/a Lindsey Young.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2015 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 8250, Page 890, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6299, Page 152, -re-recorded in Book 6301, page 82, Book 6391, page 449, Book 7792, page 540 and Book 8032, page 432, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a)

is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

By-Laws of Larchwood Homeowner's Association of record in Book 6299, Page 166, in the Register's Office for Davidson County, Tennessee.

Agreements for Sanitary Sewers and/or Storm Drainage in favor of Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 6518, Page 722, Book 6518, page 725 and Book 6592, page 366, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 137 Lakebrink Drive Nashville TN 37214

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of November, 2014.

Lindsey B Smith n/k/a Lindsey Young

Brandon Young

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lindsey B Smith n/k/a Lindsey Young and Brandon Young, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of November, 2014.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018