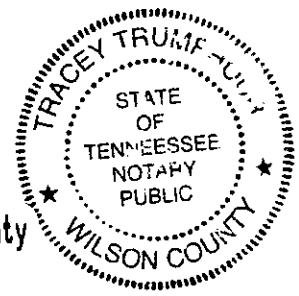
WARRANTY DEED



BILL GARRETT, Davidson County
Trans: T20140086898 DEEDWARR
Recvd: 11/18/14 13:44 2 pgs
Fees: 13.00 Taxes: 375.55

20141118-0106326

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $101,500.00

April D. Young
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of November, 2014.

Notary Public

MY COMMISSION EXPIRES: 8.14.17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
mpany Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
April D. Young	Regions Bank	175040A00700CO
(NAME) 4401 Smokey Mountain Place	(NAME) 2050 Parkway Office Cir.	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **The Estate of Bess K. Andrews**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **April D. Young, unmarried woman**, hereinafter called the GRANTEE(S), her heirs and/or 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. 3A, on the plan of Final, Park Place Subdivision, Phase 1, and filed as Exhibit "E" to and established by the Master Deed of record in Instrument 200102140014161 and re-recorded in Instrument 200107020069590, amended in Instrument 200110190114191 and re-recorded in Instrument 200112120136927 and further amended in Instrument 201111150089064, all in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete description of said Unit.

Being the same property conveyed to Ann M. Knight and Bess Andrews, tenants in common with right of survivorship by Warranty Deed dated 10/15/2002 from Park Place Ventures LLC of record in Instrument 200210160126965, Register's Office for Davidson County, Tennessee. Said deed was re-recorded in Instrument 200210290132427.

Being the same property conveyed to Bess A. Andrews by Quit Claim Deed dated 04/16/2008 from Ann M. Knight of record in Instrument 200804250042310, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters as set forth per plat of record in Instrument 200101290008516. (2) Master Deed and By-Laws filed for record in Instrument 200102140014161 and re-recorded in Instrument 200107020069590, as amended in Instrument 200110190114191 and re-recorded in Instrument 200112120136927, and further amended in Instrument 201111150089064. (3) All matters set out in document including but not limited to an easement to the Tennessee Power Company of record in Book 435, Page 507. (4) Right of Way Agreement of record in Book 5897, Page 191. (5) All matters including but not limited to an Easement of record in Book 10918, Page 497, Book 11520, Page 340, and Instrument 200203150032670. (6) Deed of Easements of record in Book 11491, Page 719. (7) Deed of Easement of record in Book 11539, Page

799. (8) Stormwater Detention Agreement of record in Book 11672, Page 447, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4401 Smokey Mountain Place, Antioch, TN 37013
(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 GRANTEE(S), her heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), her heirs and/or 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 14th day of November, 2014.

THE ESTATE OF BESS K. ANDREWS

, Trustee

Van M. Adams
Trustee

State of Tennessee
County of Wilson

Personally appeared before me, a notary public in and for the state and county aforementioned, Van M. Adams with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Trustee of The Estate of Bess K. Andrews and that he as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as Trustee.

WITNESS my hand and seal this 14th day of November, 2014.

Tracey Trumphour

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122