BILL GARRETT, Davidson County
Trans:T20150039963 DEEDWARR
Recvd: 05/22/15 10:15 2 pgs
Fees:13.00 Taxes:358.90
20150522-0047380

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Crystal Bay, LLC
P.O. Box 7215
Spreckels, CA 93962

MORTGAGEE

SEND TAX BILLS
New Owner

MAP-PARCEL:
MAP 096-16-0-A
PARCEL 042.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Charles L. Young and wife, Judy Young,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Crystal Bay, LLC,** 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 48 on the plan of First Revision, Phase One, Section Two, Larchwood, Planned Unit Development, as shown by plat of record in Plat Book 6200, Page 347, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Charles L. Young and Judy Young, husband and wife, by Warranty Deed from James E. York, Jr., dated July 9, 2010 and filed of record in Instrument No. 20100713-0054848, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Agreement for Restrictive Covenants of record in Book 5773, Page 797; Declaration of Covenants, Conditions and Restrictions of record in Book 6299, Page 152, and re-recorded in Book 6301, Page 82, and amended in Book 6391, Page 449; By-Laws of record in Book 6299, Page 166; Warranty Deed to Larchwood Town Homes, Homeowners Association, Inc. for Common Area of record in Book 6767, Page 385; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 6200, Page 347, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **507 Lakebrink Court Nashville, TN 37214.**

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 our hands this 15th day of May, 2015.

Charles L. Young

Judy Young

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Charles L. Young and wife, Judy 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 15th day of May, 2015.

NOTARY PUBLIC

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.5.16

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $97,000.00.

AFFIANT

Subscribed and sworn to before me this 15th day of April, 2015.

NOTARY PUBLIC

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2018

My Commission Expires:

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066