Box 44

RECORDING INFORMATION
BILL GARRETT, Davidson County Trans:T20150071651 DEEDWARR Recvd: 08/24/15 16:01 2 pgs Fees:13.00 Taxes:6377.88 20150824-0085435

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064
Telephone: (615) 790-8116

File No: 00012139

MAP - PARCEL NO: 131-13-0-00700

Send Tax Statements To:	**Name/Address New Owner:**	**Name of Mortgagee:**
Elizabeth H. Brown	Elizabeth H. Brown	Pinnacle Bank
5527 Stanford Drive	5527 Stanford Drive	150 3rd Ave South Ste 900
Nashville, TN 37215	Nashville, TN 37215	Nashville, TN 37201

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **KEVIN M. YOUNG and SHANNON P. YOUNG, husband and wife**, have bargained and sold and by these presents do transfer and convey unto **ELIZABETH H. BROWN and ALLEN C. BROWN JR., wife and husband**, their heirs and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of a Resubdivision of Lot 31, Westwood Subdivision, of record in Book 5200, page 112, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property Kevin M. Young and wife, Shannon P. Young, by General Warranty Deed from Keith W. Hagan and wife, Carole C. Hagan, dated 8/31/2012 and recorded 8/31/2012 in Instrument No. 20120831-0078966, Register's Office for Davidson County, Tennessee.

This is ☑ improved ☐ unimproved property known as 5527 Stanford Drive, Nashville, TN 37215.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND WE DO COVENANT with the said Grantees, their heirs and assigns, that we are lawfully seized and possessed of said property, that we have a good and lawful right to sell and convey same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2015 Davidson County property taxes are a lien, but are not yet due and payable.
2. All matters as shown on the Plan of record in Book 5200, page 112, Register's Office for Davidson County, Tennessee.
3. Subject to easement to Hillsboro Water Company, Inc. of record in Book 1018, page 488, and Book 1022, page 136, Register's Office for Davidson County, Tennessee.

4. Subject to Lease of record in Book 5440, page 837, Assignment of Lease in Book 8507, page 415, and Instrument No. 20120831-0078968, Register's Office for Davidson County, Tennessee.

AND WE DO FURTHER COVENANT and bind ourselves, our heirs and assigns, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 24 day of August, 2015.

KEVIN M. YOUNG

SHANNON P. YOUNG

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **KEVIN M. YOUNG and SHANNON P. YOUNG**, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, on this 24 day of August, 2015.

My Commission Expires:
2-18-19

Notary Public

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY that the actual consideration or value, whichever is greater, for this transfer is the sum of **$1,723,750.00**.

Affiant

SWORN TO and subscribed before me on this 24th day of August, 2015.

My Commission Expires:
1/16/17

Notary Public

LINDA TURNER RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.