27782-8 Box 14 return to: Attorneys Title Company, Inc.

BILL GARRETT, Davidson County
Trans:T20150089610 DEEDWARR
Recvd: 10/21/15 10:01 2 pgs
Fees:13.00 Taxes:1661.30
20151021-0106954

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $449,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20TH DAY OF OCTOBER, 2015.

Notary Public

MY COMMISSION EXPIRES: NOVEMBER 5, 2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
COURTENAY CULLEN	**FARMINGTON MORTGAGE, A DIVISION OF CAPSTAR BANK**	**083-05-0-080.00**
(NAME) **1036 CHICAMAUGA AVENUE**	(NAME) **2002 RICHARD JONES ROAD, SUITE 300A**	
(ADDRESS) **NASHVILLE, TN 37206**	(ADDRESS) **NASHVILLE, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, ROBERT D. YOUNG AND TIMOTHY KENEFICK,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **COURTENAY CULLEN, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEE, HER 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 Lot No. 17 on the map of Baxter's Eastwood Place, of record in Plat Book 421, page 9, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Janet Brooks, Robert Young, and Timothy Kenefick, from Robert M. Wilson, Jr., Successor Trustee, by Trustee's Deed dated December 4, 2002, of record in Instrument No. 20021220-0157600, said Register's Office. Being further conveyed to Robert D. Young, married, from Janet C. Brooks aka Janet C. Young, married, by Quitclaim Deed dated March 28, 2007, of record in Instrument No. 20070404-0040497, said Register's Office. Being further conveyed to Robert D. Young and Timothy Kenefick, to create a ½ undivided interest in each, from Robert D. Young, aka Robert Young, married, by Quitclaim Deed dated March 30, 2007, of record in Instrument No. 20070510-0056376, said Register's Office. Being further conveyed to Robert D. Young, unmarried, and Timothy Kenefick, married, Joint Tenants with Right of Survivorship, from Robert D. Young, unmarried and Timothy Kenefick, married, by Quitclaim Deed dated April 1, 2010, of record in Instrument No. 20100825-0067359, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Plat Book 421, page 9; and any and all easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

****THIS IS NOT THE PRINCIPAL RESIDENCE OF ANY OF THE GRANTORS.****

unimproved ( )
This is improved(X) property, known as **1036 CHICAMAUGA AVENUE, NASHVILLE, TN 37206**
(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 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 20th day of October, 2015.

ROBERT D. YOUNG

TIMOTHY KENEFICK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Robert D. Young and Timothy Kenefick**, the bargainors, 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 official seal at office this 20th day of October, 2015.

My Commission Expires: **November 5, 2018**

Lee A. Cohen

Notary Public

