NAME AND ADDRESS OF NEW OWNERS:
Abigail Grace Young
458 Old Towne Drive
Brentwood, TN 37027

PREPARED BY:
L. Gilbert Anglin, Attorney at Law
1535 W. Northfield Blvd., Suite 8
Murfreesboro, TN 37129

SEND TAX BILLS TO:
NEW OWNER

BILL GARRETT, Davidson County
Trans:T20160026367 DEEDWARR
Recvd: 04/01/16 10:02 2 pgs
Fees:13.00 Taxes:950.90
20160401-0030890

WARRANTY DEED

(Map 160-16-0C-058.00 CO)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Lindsay F. Ozga, an unmarried woman,** has bargained and sold and does hereby transfer and convey unto **Abigail Grace Young, an unmarried woman,** her heirs and assigns, forever, that certain property located and situated in **Davidson County, Tennessee**, and more particularly described as follows:

The land with all the buildings and improvements thereon, situated at 458 Old Towne Drive, Town of Brentwood, Davidson County, State of Tennessee, said premises being further described as follows:

Being Unit 58, The Terraces at Brentwood Chase, as shown on plat of record in Instrument No. 20001103-0109137, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Lindsay F. Ozga, an unmarried woman, by Warranty Deed from Abhishek Dubey and wife, Di Yao, dated June 27, 2014 and recorded in Instrument No. 20140701-0057495, Register's Office of Davidson County, Tennessee.

Subject to Restrictive Covenants of record in Instrument No. 20001214-0123057, 20010119-0005975, 20010328-0029845 and 20041206-0144631; By-Laws in Instrument No. 20001214-0123058; Easements in Book 11115, page 281, Book 11115, page 286 and Book 7902, page 389; any and all matters of record and as shown on plat in Instrument No. 20001103-0109137; all of the Register's Office of Davidson County, Tennessee.

Improved property known as 458 Old Towne Drive, Brentwood, TN 37027

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate and title thereunto belonging unto the said Grantee, her heirs and assigns, forever.

The undersigned covenants with the said grantee that she is lawfully seized and possessed of said real estate; that she has a good right to convey the same; and that the same is unencumbered except as noted herein and for the 2016 real property taxes which will be prorated at closing and assumed by the Grantee.

The undersigned further covenants and binds herself, her heirs and assigns, to forever warrant and defend the title to said real estate unto the said grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND AND SIGNATURE on this 31st day of March, 2016.

Lindsay F. Ozga

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Lindsay F. Ozga,** the within bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who, upon oath, acknowledged that she executed the foregoing instrument (Warranty Deed), for the purposes therein contained.

WITNESS MY HAND AND SEAL, this 31st day of March, 2016.

My Commission Expires:

11-17-19

JANICE L. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater if **$257,000.00,** which amount if equal to or greater that the amount which the property transferred would command at a fair and voluntary sale.

SUBSCRIBED AND SWORN TO before me this 31st day of March, 2016.

Affiant

My Commission Expires:

11-17-19

JANICE L. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Notary Public