PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 16036970

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $305,000.00.

Affiant

Subscribed and sworn to before me, this 4th day of May, 2016.

ROBIN S. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 3/24/2019

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jonah Fecteau 641 Old Hickory Blvd #16 Brentwood TN 37027-3944	New Owner	Tax Parcel ID No. 171-3-B-53.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Alana Young, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jonah Fecteau, an unmarried man** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, TN, being Unit No. 86 on the Plan of Revised Phase One, Section One, Townhomes of Fredericksburg, of record in Book 9700, Page 236, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Alana Young by Warranty Deed from Radnor Homes, Inc., recorded on the 9th day of January, 1998 in Deed Book 10752, Page 871, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISED PHASE ONE, SECTION ONE, TOWNHOMES OF FREDERICKSBURG, as recorded in Plat Book 9700, Page(s) 236.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 10126, Page 435, Book 10224, Page 683, corrected in Book 10294, Page 850, Book 10393, Page 11, Book 11550, Page 531, Book 11682, Page 75, Instrument No. 20000718-0070558, re-recorded at Instrument No. 20050705-0076596.

Terms and provisions of By-Laws recorded in Book 10126, Page 486, Book 10275, Page 959, Book 11550, Page 554 and Instrument No. 20150102-0000219.

Charter of Homeowners Association recorded in Book 10126, Page 430 and Book 11550, Page 529.

BILL GARRETT, Davidson County
Trans: T20160037322 DEEDWARR
Recvd: 05/05/16 09:19 2 pgs
Fees: 13.00 Taxes: 1128.50
20160505-0044326

Easement for Sanitary Sewer/Storm Drainage, recorded in Book 7993, Page 269 and Book 9607, Page 431.

Easement for Drainage, recorded in Book 7851, Page 712 and Book 10012, Page 756.

Easement for Sanitary Sewer, Storm Drainage, Water Mains and Appurtenances, recorded in Book 7358, Page 643.

Easement to Comcast, recorded in Instrument No. 20131021-0109635.

This is improved property located at 641 Old Hickory Blvd #16 Brentwood TN 37027-3944

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of May, 2016.

Alana Young

Alana Young

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Alana Young, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of May, 2016.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018