THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16057582**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $119,900.00. Affiant Subscribed and sworn to before me, this 7th day of June, 2016. Notary Public My Commission Expires: 11/5/2019

COMMIE TAYLOR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: Deborah Swope 494 HICKORY GLADE DR Antioch TN 37013-4083	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 162010C07600CO

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, **Hannah Elizabeth Ownby n/k/a Hannah Young, married and Timothy Blake Young, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Deborah Swope**, ("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, Tennessee, Being Unit Number 76 on the Plan of Phase 2, Hickory Glade Condominiums, of record in Plat Book 6250, Page 889, as amended in Book 6900, Page 41, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Hannah Elizabeth Ownby, unmarried and Timothy Blake Young, unmarried, tenancy in severalty by Cash Deed for Tennessee from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., recorded on the 8th day of May, 2013 in Instrument No. 20130508-0046592, 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 THE SITE PLAN OF PHASE I, HICKORY GLADE, as recorded in Plat Book 6250, Page(s) 889.

Declaration of Covenants, Conditions and Restrictions recorded in Book 6824, Page 929 re-recorded in Book 6898, Page 896 and Book 6824, Page 952 re-recorded in Book 6898, Page 919, Book 6898, Page 620, Book 6957, Page 473 and Book 7959, Page 869 amended in Instrument No. 200312230182416.

Terms and provisions of by-Laws of Hickory Glade, Phase One, Home Owners Association, Inc. recorded in Book 6878, Page 390 amended in Book 10697, Page 182.

Davidson County DEEDWARR
Recvd: 06/17/16 13:58 3 pgs
Fees:18.00 Taxes:443.63
20160617-0061831

Charter of Hickory Glade Home Owners Association, Inc. recorded in Book 6845, Page 780.

Deed of Conveyance as to Common area recorded in Book 6898, Page 921 re-recorded in Book 6899, Page 562.

Deed of Conveyance as to water and sewage recorded in Book 7097, Pages 92 and 130.

Easement for Storm Water Detention Agreement , recorded in Book 6796, Page 991.

This is improved property located at 494 HICKORY GLADE DR Antioch TN 37013-4083

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 9th day of June, 2016.

Hannah Elizabeth Ownby n/k/a
Hannah Young

Timothy Blake Young

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Hannah Elizabeth Ownby n/k/a Hannah Young and Timothy Blake Young, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of June, 2016.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

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TRUE COPY CERTIFICATION

I, Connie Taylor, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Connie Taylor

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Greg Fairbetter, a notary public for this count and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires:

11/06/2017