THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20160054896 DEEDWARR
Recvd: 06/28/16 10:21 2 pgs
Fees:13.00 Taxes:1777.85

20160628-0065719

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **480,500.00.**

Emmlyn Cook
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF June, 2016

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 2/13/2017

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ruben Rodriquez	CEFCU	MAP 117010F00300
105 Lynnbrook Court	PO Box 1715	PARCEL
Nashville, TN 37215	Peoria, IL 61656	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Elmer D. Young and Nancy A. Young, Trustees of The Young Joint Revocable Living Trust under Agreement dated October 21, 1998**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ruben Rodriquez and Laura Tamez Salinas, husband and wife** Hernandez

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 3 of Lynnbrook Place Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 5800, Page 274 and further set out as Exhibit "B" to the Master Deed of record in Book 6139, Page 302, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Elmer D. Young and Nancy A. Young, Trustees of the Young Joint Revocable Living Trust under Agreement dated October 21, 1998, by Warranty Deed from Bobbie P. Dozier, unmarried, dated March 9, 2001, of record in Instrument No. 20010328-0029593, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **105 Lynnbrook Court, Nashville, TN 37215.**

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 ___ hand( ) this the 24th day of June, 2016.

Young Joint Revocable Living Trust under Agreement dated October 21, 1998

Elmer D. Young, Trustee
Elmer D. Young, Trustee

EDY
Elmer D. Young, Trustee
Elmer D. Young, Individually

Nancy A. Young, Trustee
Nancy A. Young, Trustee

Nancy A. Young
Nancy A. Young, Individually

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Elmer D. Young and Nancy A. Young** with whom I am personally acquainted and who upon his oath acknowledged themselves to be the **Trustees** of the **Young Joint Revocable Living Trust under Agreement dated October 21, 1998** the within named bargainors, and Trust, and that they as such Trustees being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Elmer D. Young and Nancy A. Young** as such **Trustees**.

Witness my hand and seal this the 24th day of June, 2016.

My Commission expires 10/18/16

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

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 **Elmer D. Young** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 24th day of June, 2016.

My Commission expires 10/18/16

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

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 **Nancy A. Young** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 24th day of June, 2016.

My Commission expires 10/18/16

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public