WARRANTY DEED

RETURN TO:
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $214,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF JULY, 2016.

Notary Public

MY COMMISSION EXPIRES: 1-9-18

(AFFIX SEAL)

B-KW-16-5085-T

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
David A. Durkin	**Navy Federal Credit Union**	**041010a11800co**
(NAME) **5085 Cobblestone Creek Drive**	(NAME) **820 Follin Lane**	**041-01-0A-118.00-CO**
(ADDRESS) **Whites Creek, TN 37189-9299**	(ADDRESS) **Vienna, VA 22180**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TASHA M. YOUNG AND JON E. YOUNG, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAVID A. DURKIN, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 141 on the Plan of Final Plat of Cobblestone Creek, Phase Three of record in Plat at Instrument No. 20081023-0106163, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Tasha M. Young and Jon E. Young, wife and husband, by Special Warranty deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes of record in Instrument No. 20100316-0019652 Register's Office for Davidson County, Tennessee, dated March 12, 2010 and recorded on March 16, 2010.

This conveyance is subject to:

- Taxes for the year 2016, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20081023-0106163, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions of Cobblestone Creek of record in Instrument No. 20041208-0146322, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- By-Laws of Cobblestone Creek Homeowners Association, attached as Exhibit D to the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20041208-0146322, Register's Office for Davidson County, Tennessee.
- Charter of Cobblestone Creek Homeowners Association, Inc., of record in Instrument No. 20041208-0146324, Register's Office for Davidson County, Tennessee.
- Right-of-Way easement granted to Tennessee Natural Gas Lines, Inc., of record in Book 2493, page 137, Register's Office for Davidson County, Tennessee.
- Conveyance of common area to Cobblestone Creek Homeowners Association, Inc. of record in Instrument Number 20110916-0072157, Register's Office for Davidson County, Tennessee.
- Easement of record in Instrument Number 20071119-0135018, in the Register's Office for DavidsonCounty, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5085 Cobblestone Creek Drive , Whites Creek, Tennessee 37189-9299**.

BILL GARRETT, Davidson County
Trans:T20160056939 DEEDWARR
Recvd: 07/05/16 12:31 2 pgs
Fees:13.00 Taxes:791.80
20160705-0068448

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 1st DAY OF JULY, 2016.

Tasha M. Young

Jon E. Young

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TASHA M. YOUNG, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of July, 2016.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JON E. YOUNG, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of July, 2016.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

RETURN TO:
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Nashville, TN 37212