BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 170110430

BILL GARRETT, Davidson County
Trans:T20170014405 DEEDWARR
Recvd: 02/17/17 09:27 2 pgs
Fees:13.00 Taxes:2149.70
20170217-0016381

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $581,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of February, 2017.

Notary Public
My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY KEVIN D. MONTGOMERY My Commission Expires November 5, 2019

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Russell Young and Tiffany Young 5316 Forest Acres Drive Nashville TN 37220	SAME	Tax Parcel ID No. 160-06-0-021.00

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, **Jana L. Magruder and Michael Magruder, wife and husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Russell Young and Tiffany Young, husband and wife**, ("Grantees"), their 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 Lot No. 117 on the Plan of Section One Oak Hill Estates of record in Plat Book 3700, Page (s) 118 through 120, inclusive, 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 Jana L. Magruder and Michael Magruder, wife and husband by Warranty deed from Rebecca Peters, unmarried of record in Instrument No. 20130516-0049500 Register's Office for Davidson County, Tennessee, dated May 14, 2013 and recorded on May 16, 2013.

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.

Taxes for the year 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 3700, Page (s) 118 through 120, inclusive, Register's Office for Davidson County, Tennessee. Conveyance of water mains to Metro of record in Book 4385, Page 463, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 5316 Forest Acres Drive Nashville TN 37220

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, Grantors have executed this instrument on this 15th day of February, 2017.

Jana L. Magruder

Michael Magruder

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jana L. Magruder and Michael Magruder, 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 15th day of February, 2017.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018