# WARRANTY DEED

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $709,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of March, 2017

Notary Public

MY COMMISSION EXPIRES: 1-6-20 (AFFIX SEAL)

JAMES A. WALKER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Warranty Title Insurance Company, 165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S).: |
|---|---|---|
| Conan S. Young and Margaret Wilson Young, husband and wife | OWNER | **131-22U-001** |
| (NAME) | (NAME) | |
| 1926 Kimbark Drive | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37215 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | File No.: 20162545 |

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, I/we, **Volunteer Builders, LLC, a Tennessee Limited Liability Company** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Conan S. Young and Margaret Wilson Young, husband and wife**, 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. :

Land in Davidson County, Tennessee, being Unit A of 30 Colonial Homes, a Horizontal Property Regime with Private Elements located in Nashville, Davidson County, Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for 30 Colonial Homes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20160310-0022897, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, co-owners and tenants of 30 Colonial Homes, a Horizontal Property Regime with Private Elements contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing of record as Instrument No. 2060310-0022897, and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to Volunteer Builders, LLC, a Tennessee limited liability company by deed from HTC VII Partners, a Tennessee general partnership and 1928 Kimbark Family Investments, LLC, a Tennessee limited liability company, dated January 15, 2016, of record in Instrument No. 20160125-0006457, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: (a) Easements, setback lines, notes, conditions, stipulations, etc, and all other matters as set forth per Plat Book 1130, page 102, Register's Office for said County; and (b) Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions for 30 Colonial Homes and the By-Laws appended thereto, of record in Instrument No. 20160310-0022897, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 1926 Kimbark Drive, Nashville, TN 37215
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

BILL GARRETT, Davidson County
Trans:T20170023825 DEEDWARR
Recvd: 03/21/17 10:23 2 pgs
Fees:13.00 Taxes:2625.52
20170321-0027348

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 17th day of March, 2017

Volunteer Builders, LLC

BY: Charles Lee Phillips
Charles Lee Phillips, Member

STATE OF Tennessee )
County OF Sumner )

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Charles Lee Phillips, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Member (or other officer authorized to execute the instrument) of Volunteer Builders, LLC, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Member (or other authorized officer).

Witness my hand, at office, this 17th of March, 2017.

Melissa D. Rogers
Notary Public
My Commission Expires: 4/19/17

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY