(2) 456 BOX 10-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170043186 DEEDWARR
Recvd: 05/22/17 10:26 2 pgs
Fees:13.00 Taxes:2405.00
20170522-0050415

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19 DAY OF MAY, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 8, 2021

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael B. Young and Anna F. Young	Regions Bank dba Regions Mortgage	
(NAME)	(NAME)	
4125 Albert Drive	2050 Parkway Office Circle, RCN-6, Mail Code ALBH40602B	132-01-0G-002.00 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Birmingham, AL 35244	
(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, **CHRISTOPHER F. HARWELL, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL B. YOUNG AND ANNA F. 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 No. 2, together with the appurtenant interest in the common elements of Albert Townhomes horizontal property regime with private elements, established by Declaration, of record in Instrument No. 20070411-0043430, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Plat attached as Exhibit "B" to the aforementioned Declaration and being located upon Lot No. 166 on the Plan of Rolling Meadows of record in Plat Book 1424, Pages 98 and 99, amended in Book 9526, Page 4, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Quitclaim Deed from Aubrey B. Harwell, Jr., Trustee to Christopher F. Harwell, as recorded on the 11th day of June, 2007 in Instrument No. 20070611-0069563 and Warranty Deed from Alexander Srb and wife, Anna Srb to Aubrey B. Harwell, Jr. Trustee, as recorded on the 29th day of September, 2005 in Instrument No. 20050929-0117061, in the Register's Office of Davidson County, Tennessee.

Leah Tomlinson Harwell joins in to convey any marital interest she may have.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 4125 Albert Drive, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
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 my hand this 19th day of May, 2017

Christopher F. Harwell by James M. Perry III

CHRISTOPHER F. HARWELL, BY: JAMES M. PERRY, III

Leah Tomlinson Harwell by James M. Perry III

LEAH TOMLINSON HARWELL, BY: JAMES M. PERRY, III

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 19 day of May, 2017, before me personally appeared James M. Perry, III, to me known to be the person who executed the foregoing instrument on behalf of Christopher F. Harwell and Leah Tomlinson Harwell and acknowledged that he executed the same as the free act and deed of Christopher F. Harwell and Leah Tomlinson Harwel.

Witness my hand and official seal at Nashville, Tennessee this 19 day of May, 2017.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 8, 2021

Notary Public