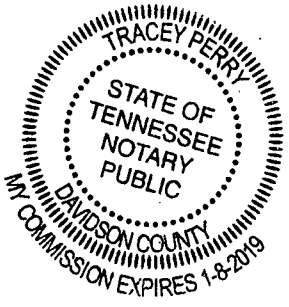
WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170051960 DEEDWARR
Recvd: 06/19/17 10:00 2 pgs
Fees: 13.00 Taxes: 3496.50
20170619-0061039



MST 2017-0443

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $945,000.00

Jennifer Wilch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF June, 2017

Tracey Perry
Notary Public

MY COMMISSION EXPIRES: 1-8-19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles William Young, IV and Amanda Young,	Gardner Financial Services	118014P00100CO
(NAME)	(NAME)	
920 A Kirkwood Avenue	3503 Paesanos Pkwy.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	San Antonio, TX 78231	
(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, **Bill & Peg, LLC, a Tennessee limited liabilitycompany,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Charles William Young, IV and Amanda Young, a married couple,** 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 as shown on Exhibit B of the Declaration of Covenatns, Conditions and Restrictions for Kirkwood Estates, a Townhouse Planned United Development, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20151124-0119412, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Bill & Peg, LLC, a Tennessee Limited Liability Company, by Warranty deed of Talbert Construction Advisors, LLC, of record in Instrument number 20160421-0038721, Register's Office of Davidson County, TN.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded Inst #20151124-0119412.

This property, known as 920 A Kirkwood Avenue, Nashville, TN 37204
(House Number) (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 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/our hand(s) this 15 DAY OF June, 2017.

Bill & Peg, LLC

By: Peggy A. Profitt

Peggy A. Profitt, Authorized Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Peggy A Profitt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

Witness my hand and official seal at office, this 15 day of June 2017.

K Cloyd
Notary Public

My commission expires: 7-11-20

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON