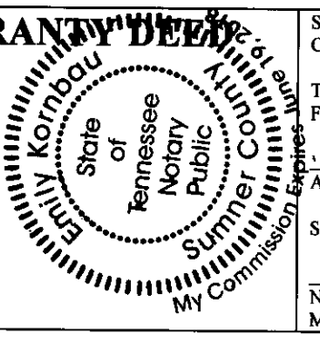
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $208,000.00.

Affiant

Subscribed and sworn to before me on December 4, 2017.

NOTARY PUBLIC
My Commission Expires:

File #2017-329

Bill Garrett Davidson County
Batch# 35602 DEEDWARR
12/11/2017 09:01:09 AM 2 pgs
Fees: $13.00 Taxes: $769.60

20171211-0125692

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH LAW FIRM, PLLC
Robert C. Ashworth, Attorney at Law
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Erica Hirsch and Brandon Hirsch 868 Dover Glen Drive Antioch, TN 37013	New owner	149-06-072.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **MARION YOUNGBLOOD, JR., UNMARRIED AND PAMELA D. YOUNGBLOOD, UNMARRIED**, hereinafter called **"GRANTORS,"** has bargained and sold, and by these presents does transfer and convey unto **ERICA HIRSCH AND BRANDON HIRSCH, WIFE AND HUSBAND**, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 41 on the Final Plat of Oakwood Subdivision, Phase One, of record in Plat Book 6900, page 935, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to MARION YOUNGBLOOD, JR. AND WIFE, PAMELA D. YOUNGBLOOD, by deed from CENTEX REAL ESTATE CORPORATION, of record in Book 8129, page 314, dated June 7, 1990, said Register's Office. MARION YOUNGBLOOD, JR. AND PAMELA D. YOUNGBLOOD have since divorced pursuant to that certain Final Decree and Marital Dissolution Agreement filed on September 19, 2017, Docket No. of 17D-152, in the Third Circuit Court for Davidson County, Tennessee at Nashville.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 868 Dover Glen Drive, Antioch, TN 37013.

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their 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 our hands on December 4th, 2017.

Grantor:

Marion Youngblood, Jr.

Grantor:

Pamela D. Youngblood

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **MARION YOUNGBLOOD, JR. AND PAMELA D. YOUNGBLOOD**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of December, 2017.

Notary Public

My commission expires: My Commission Expires March 3, 2019

ROBERT ASHWORTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY