This Instrument Prepared By:
Legacy Law Group, PLLC
216 Centerview Drive
Suite 140
Brentwood, Tennessee 37027

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

This space intentionally left blank for recording purposes.

Bill Garrett Davidson County
Batch# 36944 DEEDQC
12/14/2017 09:57:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20171214-0127405

New Owner:	**Send Tax Bill:**	**Map/Parcel**
THOMAS BRATCHER, Trustee STEVEN YOUNG IRREVOCABLE TRUST dated December 12, 2017 2102A Sharondale Drive Nashville, TN 37215	SAME	Map 117-3-K Parcel 2.00CO

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][4]]).

AFFIANT

MATTHEW D. FAULK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR 30, 2021

Sworn to and subscribed before me this December 12, 2017.

Notary Public

My Commission Expires: _____

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, I, ROBERT S. YOUNG, unmarried, being one and the same as STEVEN YOUNG, do hereby quitclaim, release and convey any and all interest owned by me in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to THOMAS BRATCHER, TRUSTEE of the STEVEN YOUNG IRREVOCABLE TRUST, dated December 12, 2017.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever, I covenant I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

Whenever 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 December 12, 2017.

ROBERT S. YOUNG

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROBERT S. YOUNG, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this December 12, 2017.

MATTHEW D. FAULK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MAR 30, 2021

NOTARY PUBLIC

My Commission Expires: _____

Exhibit A

Property Description

A certain tract or parcel of land described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 2102A as shown on Exhibit B in the Declaration and Master Deed for The Gracie Park Townhomes of record as Instrument No. 20051109-0135780 and Instrument No. 20051130-0143882, and formerly known as Lot No. 13 on the Plan of Sharon Hill Circle of record in Plat Book 1424, page 115 and of The Gracie Park Townhomes, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of The Gracie Park Townhomes of record in Instrument No. 20051109-0135780, and amended in Instrument No. 20051130-0143882 and Instrument No. 20060412-0042048, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed.

Being the same property conveyed to ROBERT S. YOUNG, unmarried, by Warranty Deed from PHILIPPE E. JOB II, married, of record in Instrument 20140730-0067745, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2014 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 1424, page 115, said Register's Office; and (c) Restrictive covenants contained in Instrument No. 20051109-0135780; amended in Instrument No. 20051130-0143882; re-recorded in Instrument No. 20060412-0042048; amended in Instrument No. 20071022-0125099; and Instrument No. 20050204-0013252, said Register's Office.

This conveyance is subject to any and all easements and minimum building setback lines of record.

The legal description is taken verbatim from prior deed of record.

This is improved property known as **2102A Sharondale Drive, Nashville, Tennessee 37215, and also known as 2102B. Sharondale Drive, Nashville, Tennessee 37215.**

Tennessee Certification of Electronic Document

I, James M. Adcox III, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

James M Adcox III
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Lindsay Weiss Hinson, a notary public for this county and
Notary's Name

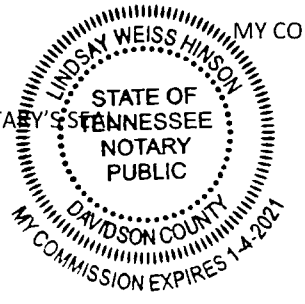
state, James M. Adcox III, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Lindsay Weiss Hinson
Notary Signature

MY COMMISSION EXPIRES: 1/4/24

NOTARY'S STAMP:



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).