Bill Garrett Davidson County
Batch# 99784 DEEDWARR
06/04/2018 11:13:30 AM 4 pgs
Fees: $23.00 Taxes: $1,073.00
20180604-0052930

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34257-04-2018**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $290,000.00. Affiant Subscribed and sworn to before me this 31st day of May, 2018. Notary Public My Commission Expires:

GERALD PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 7, 2019

WARRANTY DEED

Address New Owner: Sharon G. Lowe 1058 Woodbury Falls Dr. Nashville, TN 37221	**Send Tax Bills To:** Wings Financial Credit Union 14985 Glazier Ave, Ste 100 Apple Valley, MN 55124	**Tax Information:** Map and Parcel No.: 128 12 0 C 064 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mark Young**, an unmarried man ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sharon Lowe, an unmarried woman** ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1058 Woodbury Falls Dr., Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 31st day of May, 2018.

Mark Young, by Gerald G. Patterson, his Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gerald G. Patterson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Mark Young, and he is authorized by Mark Young to execute this instrument on his behalf.

Witness my hand, at office, this 31st day of May, 2018.

Notary Public

My Commission Expires:

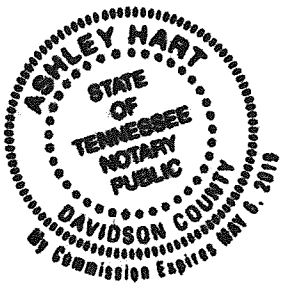


EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 1058, together with the appurtenant interest in the common elements of Woodbury Townhomes, Phase I, a horizontal property regime with private elements established by Declaration of record in Instrument No. 20060310-0028278, as amended in Instrument No. 20080201-0010772, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit "E" to the aforementioned Declaration. (Subject property is a part of the property shown on the Boundary Plat of record in Instrument No. 20050216-0017693, said Register's Office.)

Being the same property conveyed to Mark W. Young, an unmarried man, and William E. Young, an unmarried man by deed dated January 30, 2009 from Marquis Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20090202-0008658, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated November 24, 2015 of record in Instrument No. 20160106-0001209, Register's Office for Davidson County, Tennessee, William E. Young conveyed his interest in subject property to Mark Young. Mark Young and Mark W. Young are one and the same person.

This conveyance is made subject to:

1. State and County taxes for the year 2018, which have been prorated and assumed by Grantee. Map and Parcel No. 128 12 0 C 064 00CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for Woodbury Townhomes, Phase I, of record in Instrument No. 20060310-0028278, as amended in Instrument No. 20080201-0010772, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Boundary Plan of record as Instrument No. 20050216-0017693, Register's Office for Davidson County, Tennessee.
5. Easements contained in the deeds of record in Book 8083, pages 534, 541, and 547, Register's Office for Davidson County, Tennessee.
6. Storm water detention agreement of record in Instrument No. 20050118-0005578 and No. 20061023-0130904, Register's Office for Davidson County, Tennessee.
7. Easement Agreement of record in Instrument No. 20120810-0071791, Register's Office for Davidson County, Tennessee.
8. Easements for utilities and sanitary sewer of record in Book 5074, pages 856 and 945, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

