WARRANTY DEED

Karen Johnson Davidson County
Batch# 302476 **DEEDWARR**
10/17/2019 02:50:35 PM 2 pgs
Fees: $13.00 Taxes: $682.65

20191017-0106662

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

J-GD-19-3415-1009D

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
FKO Partners LLC, a Tennessee Limited Liability Company	**New Owner**	
(NAME) **3309 Fairmont Dr.**	(NAME)	**104-6-A-112.00CO**
(ADDRESS) **Nashville, TN 37203**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAVID YOUNG, MARRIED, AND JOSEPH YOUNG, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **FKO PARTNERS LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 1009-D on the Plan of Continental Condominium of record in Plat Book 5200, Pages 399, 400 and 401, as amended in Book 6135, Page 788, Book 6435, Page 549 and Book 6900, Page 43 and established by Master Deed of record in 5862, Page 589, amended in Book 6135, Page 788, Book 6435, Page 549, Book 7475, Page 137 and Instrument No. 20051024-0128399, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David Young, an unmarried man and Joseph Young, a married man, by Warranty Deed from Qiana D. Davis, unmarried, recorded June 4, 2009 in Instrument No. 20090604-0051988, Register's Office for Davidson County, Tennessee.

**Said property is not the primary residence of either Grantor.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 5200, Pages 399, 400 and 401, as amended in Book 6135, page 788 and Book 6435, Page 549, and Book 6900, Page 43 Register's Office for Davidson County, Tennessee.
- Charter for Continental Homeowners' Association of record in Book 5864, Page 834, in the Register's Office for Davidson County, Tennessee.
- By-Laws of Continental Homeowners' Association, attached as Exhibit "C" to the aforementioned Master Deed of record in Book 5862, Page 626, and Book 5862, Page 392 in the Register's Office for Davidson County, Tennessee.
- Resolution of record in Book 7461, Page 217 and Instrument No. 20051024-0128399, in the Register's Office for Davidson County, Tennessee.
- Permanent overhang easement for the construction and maintenance of an Electrical power transmission line of record in Book 4825, Page 592, in the Register's Office for Davidson County, Tennessee.
- Memorandum of Agreement of record in Instrument Number 20010514-0049446, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20180320-0026023 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Subject to 2019 property taxes and all subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3415 West End Avenue D-1009, Nashville, Tennessee 37203**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 15th DAY OF OCTOBER, 2019.

David Young

David Young

Joseph Young by David Young, Attorney-in-Fact

Joseph Young by David Young, 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, DAVID YOUNG, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JOSEPH YOUNG, and who acknowledged he/she/they executed the same as the free act and deed of the said JOSEPH YOUNG.

Witness my hand and official seal, this the 15th of October, 2019.

Megan Paulus

Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID YOUNG, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of October, 2019.

Megan Paulus

Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212