Davidson County DEEDWARR
Recvd: 07/07/05 09:03 2 pgs
Fees:13.00 Taxes:325.60
20050707-0077952

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $88,000.00

Return to:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

Affiant

Subscribed and sworn to before me, this 23rd day of June, 2005.

Notary Public
My commission expires: 7/29/06

05-0506-62250

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Jason Koener 810 Bellevue Road, #262 Nashville TN 37221	New Owner	142-06-0-B-262

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Heather Dearing, now Young, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jason Koener, hereinafter called the Grantees, their successors 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 No. 262, Building 46 together with the garage desginated 262-G aka No. 4 on the plan of Peppertree, Creekside Meadows Condominiums, of record in Plat Book 4675, Pages 128-130, said Register's Office.

Being the same property conveyed to Heather Dearing by deed from Chris M. Jones and wife, Melissa A. Sheppard Jones, dated 8/29/03, recorded 9/11/03, of record in Book 20030911-0133029, Register's Office for Davidson County, Tennessee.

Scott Young, husband of Heather Dearing, now Young, joins in the execution of this instrument to convey his marital interests, if any, in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 810 Bellevue Road, #262, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 23rd day of June, 2005.

Heather Young

Scott Young

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Heather Young and Scott Young, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 23rd day of June, 2005.

State of Tennessee at Large

My Commission expires

5/28/2006

ANGELA A. RAMSEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006