Davidson County DEEDWARR
Recvd: 09/12/07 10:15 2 pgs
Fees:13.00 Taxes:965.70
20070912-0109305

This instrument prepared by:
Lehman Land Title, Inc.
6 Cadillac Drive Suite 190
Brentwood, TN 37027
(615) 371-8999

File No.: **3339**

WARRANTY DEED

THIS INDENTURE, made and entered into this **September 5, 2007** ,by and between **Herman B. Young & Wife Johnnie Mae Young**, parties of the first part, and **The Oakmont Group, LLC** party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of , State of **Tennessee**, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 38 ON THE PLAN OF IDLEWILD, AS OF RECORD IN BOOK 161, PAGE 120, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 38 FRONTS 50 FEET ON THE SOUTH SIDE OF HALCYON AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO HERMAN B. YOUNG & WIFE JOHNNIE MAE YOUNG BY INSTALLMENT DEED FROM ROBERT J. JOWELL, RECORDED ON THE 15TH DAY OF OCTOBER, 1979 IN BOOK 5514, PAGE 151, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. Herman B. Young has since deceased.

This conveyance is made subject to: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **11801015400**
☒ Improved OR
☐ Unimproved property located at: **1103 Halcyon Avenue, Nashville, TN**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Johnnie Mae Young

Johnnie Mae Young

STATE OF **Tennessee**

COUNTY OF **Williamson**

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Johnnie Mae Young** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained as his/her free Act and Deed. **She**

Witness my hand and Notarial Seal this 5th day of September, 2007.

Notary Public

My Commission Expires: 9/20/10

SHERRI A. SCHMONSKY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires Sept 20 2010

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Owner's Name: **The Oakmont Group, LLC**

and Address: **1103 Halcyon Avenue, Nashville, TN**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

New Owner

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$261,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **9/05/2007.**

Notary Public

My Commission Expires:

JOEY SANDERS
NOTARY PUBLIC
COUNTY OF WILLIAMSON