20B

File No. 271000067

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/17/07 10:03 2 pgs
Fees:13.00 Taxes:762.20
20071017-0123018

STATE OF TN
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$206,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF OCTOBER, 2007.

Notary Public

MY COMMISSION EXPIRES August 23, 2011.
(AFFIX SEAL)

DANIEL P. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY:
AmTitle & Escrow
Sidwell, Barrett, & Welch, PC
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Luis E. Hidalgo	Churchill Mortgage Corporation	Map 105-01 Parcel 59
(NAME) 1305 South Street	(NAME) 761 Old Hickory Blvd., Suite 400	
(ADDRESS) Nashville, TN 37212	(ADDRESS) Brentwood, TN 37027	
(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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Glenn Young,

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Luis E. Hidalgo, an unmarried man

HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS 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 Lot No. 56 on the Plan of Southside Park Estates, Section 2, as of record in Book 4660, Page 30, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description of said lot.

Being the same property conveyed to Vernon M. Trimble and wife, Helen R. Trimble by deed from Estate of Sandra K. Batey dated 12/14/79 of record in Book 5544, Page 830, Register's Office for Davidson County, Tennessee. The said Helen R. Trimble having subsequently died leaving Vernon M. Trimble as surviving tenant by the entirety and executed a Quitclaim Deed to Anthony T. Trimble, a single man and Vernon M. Trimble dated 12/15/03 and filed for record in Instrument No. 20031219-0018135, Register's Office for said County. Conveyed by Substitute Trustee's Deed from Priority Trustee Services of TN, L.L.C. to WM Specialty Mortgage, LLC, dated 06/01/06 and filed for record in Instrument No. 20060612-0069142, Register's Office for Davidson County, Tennessee and further conveyed to Glen Young by Special Warranty Deed dated September 25, 2006, from WM Specialty Mortgage LLC, of record by Instrument No. 20061011-0126303 in the Register's Office for Davidson County, Tennessee.

Glen Young being one and the same person as Glenn Young.

This conveyance is further subject to taxes for the year 2008, and subsequent years, easements and restrictive covenants of record.

This is not the principal residence of Glenn Young.

Charles O'Brien executed this instrument on behalf of Glenn Young pursuant to the Specific Power of Attorney, which is of record by Instrument No. 20071017-0123017 in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1305 South Street, Nashville, TN 37212

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), HIS 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), HIS 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 hands this 15th day of October, 2007.

Glenn Young, By Charles O'Brien, His Attorney-in-fact

STATE OF TN

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Charles O'Brien, 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 on behalf of Glenn Young (herein called the **"Maker"**), or a constituent of the **Maker** and is authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument as the free act and deed of the **Maker** on this 15th day of October, 2007..

Witness my hand at office this 15th day of October, 2007.

Commission expires: August 23, 2011

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Daniel L. Wischhof Notary Public

File Number: 271000067

RETURN TO:

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