File No. 271000331

WARRANTY DEED

Notary seal present, but could not be reproduced.

Lill Gerrett
Davidson County Register of Deeds

return to:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$93,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF OCTOBER, 2007.

Notary Public

MY COMMISSION EXPIRES: August 27, 2011. 1/23/10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Daniel L. Wischhof, Attorney
AmTitle & Escrow
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lorne Christopher Rall	SAME AS NEW OWNER	Map: 71-16 Parcel: 289
(NAME) 1203 Montgomery Avenue	(NAME)	
(ADDRESS) Nashville, TN 37207	(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 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

Lorne Christopher Rall, **UNMARRIED**

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 situated and lying in Nashville, Davidson County, Tennessee, and more particularly described as follows:

BEING part of Lot No. 380 and all of Lot Nos. 381 and 382 on the Plan of Oakwood Park of record in Book 421, Page 12, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the Easterly margin of Montgomery Avenue (formerly North 9th Street) at the point 85 feet, more or less, North of the Northerly margin of Richardson Avenue; thence Eastwardly and parallel with the Northerly margin of said Richardson Avenue, 90 feet, more or less, to the Westerly margin of the right of way of L & N Railroad; thence with the same Northeasterly 69.6 feet, more or less, to a corner of Lot Numbers 382 and 383; thence with the line between said two lots Westerly 116 feet to the Easterly margin of said Montgomery Avenue (formerly 9th Street); thence with the same Southwardly 65 feet to the beginning.

BEING the same property conveyed to Mary A. Bailey by Warranty Deed dated September 29, 1999, from Ruth Ellene Johnson, Trustee, of record in Book 11690, Page 446, Register's Office for Davidson County, Tennessee. And further conveyed by Substitution of Trustee of record by Instrument No. 20061013-0127130 in the Register's Office for Davidson County, Tennessee. Also being further conveyed to Novastar Mortgage, Inc. by Substitute Trustee's Deed dated November 17, 2006, from I. Dyke Tatum, Substitute Trustee, of record by Instrument No. 20061120-0143401 in the Register's Office for Davidson County, Tennessee. Also further conveyed to Glen Young by Special Warranty Deed, dated March 19, 2007, from Novastar Mortgage, Inc., by its designated representative duly authorized by proper resolution of its Board of Directors, by Instrument No. 20070402-0039235 in the Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 10/17/07 12:17 2 pgs
Fees:13.00 Taxes:344.10

20071017-0123193

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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

Charles O'Brien executes this instrument as Attorney-In-Fact on behalf of Glenn Young pursuant to the Specific Power of Attorney which is being recorded by Instrument No. 20071017 0123192 in the Register's Office for Davidson County, Tennessee.

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

The property described above is not the principal residence of Glenn Young.

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 1203 Montgomery Avenue, Nashville, TN 37207
(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 12th day of October, 2007.

Glenn Young

BY:
Charles O'Brien, His Attorney-In-Fact

STATE OF TENNESSEE
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, 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, pursuant to Specific Power of Attorney 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**

Witness my hand at office this 12th day of October, 2007.

Commission expires: August 23, 2011

~~Daniel L. Wischhof~~ Notary Public
Mary Birthright

MARY BIRTHRIGHT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

File Number: 271000331
RETURN TO:
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515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072

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Bill Garrett
Davidson County Register of Deeds