Davidson County DEEDWARR
Recvd: 04/21/08 12:09 2 pgs
Fees:13.00 Taxes:832.13
20080421-0040339

CARA MONFORTE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2012

State of Tennessee
County of Davidson
The actual consideration or value whichever is Greater, for this transfer is $ 224900.00

Affiant

Subscribed and sworn to before me, this the 15th day of April, 2008

Notary Public

My Commission Expires: 1/9/2012

THIS INSTRUMENT WAS PREPARED BY
Covenant Title & Escrow 100 North Main Street, Goodlettsville, TN 37072

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP & PARCEL:
De Ann M. Young 1015 Maplewood Place Nashville, TN 37216	New Owner	61-07-0-193.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter name Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged by the Grantor, **Michael S. Smith, married** said Grantor does hereby bargain, sell, transfer and convey unto **De Ann M. Young , unmarried** hereinafter called the Grantees, their 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 the easterly 30 feet of Lot No. 16, all of lot No. 17 and the westerly 10 feet of Lot No. 18 of Block "A" on the Plan of Broadmoor, as shown on plat of record in Plat Book 547, page 161-162, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Said part of Lot No. 16, all of Lot No. 17, and part of Lot No. 18 front together 90 feet on the northerly side of Maplewood Avenue (Lane) and run back between parallel lines 150 feet to a dead line,

Being the same property conveyed to Michael S. Smith in Instrument 20070917-0111295 recorded 9/17/2007, Register's Office for Davidson County, Tennessee.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the 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 government and zoning regulations.

Commonly known as: 1015 Maplewood Place, Nashville, TN 37216

Improved X Unimproved_____

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said GRANTEES, their heirs and assigns forever; and we do convenant with the said GRANTEES 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 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 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.

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

Witness my hand this 15th day of April, 2008.

Michael S. Smith

STATE OF Tennessee
COUNTY OF Davidson

On this 15th day of April, 2008, before me personally appeared Michael S. Smith to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution of the same to be his/her/their free act and deed. Witness my hand and official seal.

Witness my hand and official seal this the 15th day of April , 2008

Darlene Edwards
Notary Public

My Commission Expires:
11-29-2011

