Davidson County DEEDWARR
Recvd: 07/16/08 10:00 3 pgs
Fees:18.00 Taxes:762.20

20080716-0072657

When Recorded Mail To:
Real Estate Title Services, LLC
9721 Ormsby Station Road, Suite 105
Louisville, KY 40223
(502) 315-1670

This instrument prepared by:
Fidelity Residential Solutions
10125 Crosstown Circle, Suite 380
Eden Prairie, MN 55344
553388 ROCK070169
Joe Krocak

20805062

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) Emily Young	(NAME) Emily Young	173-09-0-A-495.0000
(STREET ADDRESS OR ROUTE NUMBER) 8814 Deacons Lane	(STREET ADDRESS) 8814 Deacons Lane	
(CITY) Nashville (STATE) TN (ZIP) 37211	(CITY) Nashville (STATE) TN (ZIP) 37211	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, David A. Jay and Heather M. Jay, husband and wife have this day bargained and sold, and do hereby transfer and convey unto the said Emily Young, a married woman. the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached Exhibit "A".

Being that same property described in and conveyed to the Grantor herein by Warranty Deed of record at Instrument No. 20061024-0131817 in the Register's Office of Davidson County, Tennessee.

STATE OF Kentucky
COUNTY OF Jefferson The actual consideration or value whichever is greater, for this transfer is $ 206,000

Affiant

Subscribed and sworn to before me this the 29 day of May 2008

Notary Public Jennifer Hellenmeyer

My commission expires: 09-11-2011
(Affix Seal)

JENNIFER HELLENMEYER
NOTARY PUBLIC - STATE AT LARGE
KENTUCKY
COMMISSION EXPIRES: SEPTEMBER 11, 2011

This is unimproved ( ), known as 8814 Deacons Lane, Nashville, TN 37211
improved ( )

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hand this 26th day of October, 2007, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

David A. Jay

Heather M. Jay

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Sandra Liska, a Notary Public in and for said County and State, David A. Jay, the within named bargainor married (fill in marital status), 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.

Witness my hand, at office, this 26th day of Oct., 2007.

Sandra Liska

(This area for official notarial seal)

Notary Public Sandra Liska
My Commission Expires: 3-20-10

SANDRA LISKA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Sandra Liska, a Notary Public in and for said County and State, Heather M. Jay, the within named bargainor married (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of Oct, 2007.

Sandra Liska

(This area for official notarial seal)

Notary Public Sandra Liska
My Commission Expires: 3-2010

SANDRA LISKA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit "A"

File Number: 208050062

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 419 on the Plan of Lenox Village, Phase Seven, of record as Instrument No. 20051028-0130418, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for more complete and accurate description.

The conveyance of the above-described parcel of land is subject to the following:

1. Matters shown on plan of record as Instrument No. 20051028-0130418 in the Register's Office for Davidson County, Tennessee; and
2. Charter of the Lenox Village Neighborhood Association, Inc., of record as Instrument No. 20020412-0045831 in said Register's Office; and
3. Master Deed Restrictions of record as Instrument No. 20020315-0032825, as made applicable by Instrument No. 20060321-0032382 in said Register's Office; and
4. Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of record as Instrument No. 20020315-0032826, as made applicable by Instrument No. 20060321-0032383 in said Register's Office; and
5. Easements for sanitary sewer and/or storm drainage of record as Instrument No. 20010918-0100849 and Instrument No. 20010918-0100851 in said Register's Office; and
6. Storm Water Detention Agreement of record as Instrument No. 20041229-0154223 in said Register's Office; and
7. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

Being the same property conveyed to David A. Jay and wife, Heather M. Jay, by Warranty Deed dated October 18, 2006, of record in Instrument No. 20061024-0131817, in the Register's Office for Davidson County, Tennessee. Also, being a portion of the same property PREVIOUSLY conveyed to Regent Homes, LLC, a Tennessee Limited Liability Company, by Warranty Deed dated May 10, 2006, of record in Instrument No. 20060511-0055508, in the Office aforesaid.

Being the same property commonly known as: 8814 Deacons Lane, Nashville, Tennessee 37211
Tax ID No.: 173-9-A-495.00-CO