File No. 281000792

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $101,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF NOVEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 9-26-09

(AFFIX SEAL)

TAHYRA J. BRYAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires September 26, 2009

THIS INSTRUMENT WAS PREPARED BY
Stewart Title of Tennessee, Inc.
Sidwell, Barrett, & Welch, PC
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 11/25/08 11:14 2 pgs
Fees:13.00 Taxes:373.70
20081125-0115434

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anna Ray Ashton	SunTrust Mtg	08204038300
(NAME)	(NAME)	
907 Petaway Ave	1001 Semmes Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Richmond VA 23224	
(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, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Glenn Young, a married man,** hereinafter called the grantor, have bargained and sold, and by these presents do transfer and convey unto **Anna Ray Ashton, an unmarried** ~~**woman,**~~ *person hereinafter called the grantee, her 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 West 17 1/2 feet of Lot No. 6 and the East 32 1/2 feet of Lot No. 7 on the Map of James Burns' Subdivision of record in Book 421, Page 40, Register's Office for Davidson County, Tennessee

Said parts of said lots adjoin and front together 50 feet on the northerly side of Petway Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to James Warren Taft by Executor's Quitclaim Deed from Clara F Taft, Executrix of the Estate of Norman Herndon Taft, deceased, of record in Instrument 20060117-0005847, dated January 13, 2006 and filed for record on January 17, 2006, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Glenn Young by Warranty Deed from James Warren Taft and wife, Sara Taft, of record in Instrument 20071015-0122020, dated October 12, 2007 and filed for record on October 15, 2007, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: all matters as set forth per Plat Book 421, Page 40, Register's Office for Davidson County, Tennessee.

The above described tract or parcel of land is not now , nor has it ever been, the primary residence of the grantor.

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 907 Petway Ave., Nashville, TN 37206
(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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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, her 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 21st day of November, 2008.

Glenn Young

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Glenn Young the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 21st day of November, 2008.

Commission expires: 11-7-2011

My Commission Expires NOV 7, 2011

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. MARY BIRTHRIGHT

Notary Public

File Number: 281000792

RETURN TO:

Stewart Title of Tennessee, Inc.
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075