WARRANTY DEED

PICK-UP

Davidson County DEEDWARR
Recvd: 01/23/09 10:22 2 pgs
Fees:13.00 Taxes:129.50

20090123-0005885

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JANUARY, 2009.

Notary Public

MY COMMISSION EXPIRES: October 22, 2011

(AFFIX SEAL)

ANN BELL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
M. Lee Barrett. Jr.	M. Lee Barrett, Jr.	MAP 096-01-00, PARCEL 73.00
(NAME)	(NAME)	
976 Murfreesboro Road	976 Murfreesboro Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN , 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Joy Young, a single widow**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **M. Lee Barrett. Jr.**, 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:

A tract of land in Davidson County, Tennessee, being described according to a survey by Campbell Surveying Co. Inc. dated 11/14/91, and being more particularly described as follows:

Beginning at an old iron rod on the westerly margin of a 15 food un-named roadway, said iron rod being the southeast corner of the Robert D. Robinson property as of record in Book 5382, page 788, RODC, TN, and the northeast corner of the herein described tract; thence along said margin S 04 deg. 19' 40" W 142.53 feet to an old iron rod, said iron rod being the northeast corner of the Howard W. Young Jr. property as of record in Book 6115, page 860, RODC, TN; thence leaving said margin along Young's line N 85 deg. 11' 02" W 86.21 feet to a new iron rod; thence N 03 deg. 53' 06" E 140.00 to a new iron rod; thence S 86 deg. 51' 08" E passing an old iron rod at 2.50 feet and continuing in total 87.31 feet to the point of beginning, containing 0.28 acres, more or less.

Being the same property conveyed to Howard W. Young, Jr. and wife, Joy Young by deed from Annette Goins, Conservator for Margaret Malinda Flowers of record in Book 8528, page 398, and by Deed of Correction of record in Book 9171, page 350, Register's Office for Davidson County, Tennessee. Howard W. Young, Jr. have since died on 9/2/96 vesting said property in Joy Young, as surviving spouse.

This is the same legal description as used in the prior Deed.

This conveyance is subject to 2009 taxes, prorated and assumed by the Grantee. Subject to the rights and claims of parties in possession and to any and all leases not of public record. Any and all easement and/or restrictive covenants. This property is being sold as is.

unimproved ☐

This is improved ☒ property, known as 0 Lebanon Pike, Nashville, TN 37214

(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 GRANTEES, their heirs and assigns forever; and we do covenant 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 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 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.

Witness my hand this 22nd day of January, 2009.

Joy Young

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersign Notary Public, in and for the aforesaid State and County, Joy Young, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath that she executed the within instrument, of her on free will, purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 22nd day of January, 2009.

Commission expires: October 22, 2011

Ann B. Waddell
Notary Public

