07

Realty Tmc

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Dirk M. DeYoung et ux
9380 Whittingham Drive
Brentwood, TN 37027

SEND TAX BILL TO:
OWNER

MORTGAGEE:
N/A

MAP 92-15a
GROUP
PARCEL 311.CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **PSGR, LLC,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Dirk DeYoung and wife, Suzanne DeYoung,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows, to-wit:

A certain condominium apartment in Davidson County, TN, described as **Unit No. 311** of **Elliston Place Quarters, a Condominium, a Horizontal Property Regime,** located on Elliston Place, Nashville, TN as established by and described in a Master Deed recorded in Book 6657, page 72, as amended in Book 7232, page 259, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Elliston Place Quarters Condominium Apartments contained in the Master Deed recorded in Book 6657, page 72, as amended in Book 7232, page 259, and By-Laws recorded in Book 6657, page 106, Register's Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to PSGR, LLC by quitclaim deed from Paul R. Goodman and wife, Sara Goodman of record in Instrument #20070905-0106528, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20090040271 DEEDWARR
Recvd: 06/17/09 10:13 2 pgs
Fees:13.00 Taxes:458.80
20090617-0056250

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2009 and subsequent years.

This is **improved** property known as **2325 Elliston Place, Unit 311, Nashville, Tennessee 37203.**

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, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors 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 **the 15th** day of **June, 2009.**

PSGR, LLC

By: _____ as Member
Paul Goodman, Member

By: _____ Member
Sara B. Goodman, Member

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a notary public in and for said county and state, the within named **Paul Goodman and Sara B. Goodman**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be Members of **PSGR, LLC**, the within named bargainor, a limited liability company, and they as such Members, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by themselves as such Members.

WITNESS my hand and official seal this 15th day of June, 2009.

_____
NOTARY PUBLIC

My Commission Expires: May 8, 2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $124,000.00.

_____
AFFIANT

Subscribed and sworn to before me on this 15th day of June, 2009.

_____
NOTARY PUBLIC

Deborah K. Davine
State of Tennessee Notary Public
Davidson County

My Commission Expires: 11-7-2012

RETURN TO:
Realty Title & Escrow Company, Inc.
206A Cool Springs Blvd., Ste 107
Franklin, TN 37067