BILL GARRETT, Davidson County
Trans:T20090063298 DEEDWARR
Recvd: 09/16/09 09:50 2 pgs
Fees:13.00 Taxes:980.50
20090916-0086342

THIS INSTRUMENT PREPARED BY:
The Title Shop, LLC
1612 Westgate Circle, Suite 213
Brentwood, Tennessee 37027
Office: 615.324.0423

FROM: David Kersh, Grantors
TO: Taylor York, Grantees

WARRANTY DEED

Address New Owner: Numbers	Send Tax Bills to:	Map/Parcel
Taylor York 2034 Elliott Avenue Nashville, TN 37204	Suntrust Mortgage, Inc. 401 Commerce Street, Suite 6100 Nashville, TN 37219	105.10-0-152.00

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for the transfer is $265,000.00.

Affiant

Subscribed and sworn to before me this the 15TH day of September 2009.

My commission expires: 11-7-2011

NOTARY PUBLIC

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, We, **David Kersh**, hereinafter called the Grantors have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto **Taylor York, an unmarried man,** hereinafter called the Grantees, Grantees' heirs and assigns, all of Grantors' right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 8 on the plan of Douglas Place, of record in Book 332, page 130*, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

* and Book 332, Page 151

Said Lot No. 8 fronts 62 feet on the easterly side of Elliott Avenue, formerly Kirkman Avenue, and runs back 166 feet on the south line and 180 feet on the north line to an alley and shows 60 feet on said alley.

BEING the same property conveyed to David Kersh by warranty deed, recorded August 9, 2007 in Instrument No. 20070809-0095283, Register's Office for Davidson County, Tennessee.

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, set back lines, declarations, rights-of-way and easements of record, (4) building restrictions, and (5) other matters of public record.

County and/or City taxes for the year 2009, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorata share thereof to Grantees who will be responsible for payment of said taxes.

The above-described property is improved property known as: 2034 Elliott Avenue, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all appurtenances, estate, title, hereditaments and interest thereunto belonging to said Grantees, their heirs, successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said land in fee simple; have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors further covenant and bind ourselves, our heirs and representatives to forever warrant and 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 grades.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 15th day of September, 2009.

"GRANTORS"

David Kersh

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared, the within named David Kersh, the bargainor/s with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee this 15th day of September, 2009.

My commission expires: 5/8/2012

Notary Public

PATRICIA G. HODGES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.