WARRANTY DEED

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Heather R. Cowles
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF NOVEMBER, 2009

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, One Burton Hills Blvd., Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gentry E. Young	SAME	104-05-145
(NAME)	(NAME)	
3705 Murphy Road		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37209	,	
(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, Amy Anderson, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gentry E. Young, an unmarried woman and Terry L. Young and wife, Katherine G. Young, 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:

Land in Davidson County, Tennessee, being Lot No. 3 on the Map of Richland Realty Co.'s Subdivision of Lots 328, 329 and 356, West Lawn Subdivision as shown of record in Book 421, page 79, Register's Office for Davidson County, Tennessee.

Said Lot N. 3 fronts 50 feet on the southerly margin of Murphy Road and extends back 160 ¼ feet on the easterly line and 183 feet on the westerly line to a 15 foot alley measuring 55 feet thereon.

Being the same property conveyed to Amy Anderson by deed from Michael P. Haynes, unmarried, of record as Instrument No. 20030516-0067008, dated May 9, 2003, said Register's Office.

This conveyance is subject to: 2009 property taxes which are due and payable, but not yet delinquent; all matters appearing on the Map of Richland Realty Co.'s Subdivision, of record in Book 421, page 79, said Register's Office; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 3705 Murphy Road, Nashville, TN 37209
(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 our hands this 30th day of November, 2009.

Amy Anderson

BILL GARRETT, Davidson County
Trans:T20090082201 DEEDWARR
Recvd: 12/04/09 11:11 2 pgs
Fees:13.00 Taxes:703.00
20091204-0111206

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Amy Anderson, the within named bargainors, 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 and official seal at office, this 30th day of November 2009.

Notary Public

My Commission Expires: 3/20/10

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.