WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100021552 DEEDWARR
Recvd: 04/12/10 13:19 2 pgs
Fees:13.00 Taxes:1572.50
20100412-0027494

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$425,000.00.**

Affiant

Subscribed and sworn to before me this 8th day of April, 2010.

Notary Public
My Commission expires: 9-8-2013
(Affix Seal)

DEBORAH H. BERRIE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENN.

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Lawrence Yoo and Jessica Delaney	SunTrust Mortgage, Inc.	104-05-0-288.00
3606 Central Avenue	901 Semmes Avenue	
Nashville, TN 37205	Richmond, VA 23224	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **The Avenue Group, LLC**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Lawrence Yoo and spouse, Jessica Delaney**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 252 on the plan of Richland Realty Co.'s Second Subdivision, Division "B", of record in Book 332, page 92, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to The Avenue Group, LLC by deed from Alan K. Williams and Jeanette Freant Williams, of record in Instrument Number 201000126-0006555, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 332, page 92, Register's Office Davidson County, Tennessee..

This is improved property known as: **3606 Central Avenue, Nashville, TN 37205**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 April 8, 2010.

The Avenue Group, LLC

By Alan Williams, Managing Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 8th day of April, 2010, before me, appeared Alan Williams, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Managing Member of The Avenue Group, LLC and that the seal affixed to said instrument is the limited liability corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said limited liability corporation (or association) by authority of its Members (or Trustees) and said Alan Williams acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires:

6/23/11

