Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $210,000.00

Affiant

ASHLEY S. HEATH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me, this 1st **day of** June, **2010.**

Notary Public
My commission expires: March 18, 2014

03-1003-36432

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Rachel Walker		133-13-0 132.00
605 Elaine Drive	NEW OWNER	
Nashville TN 37211		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Stuart D. Young, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Rachel Walker, an unmarried woman, and Andrew Johnson, an unmarried man, hereinafter called the Grantees, their successors 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. 603, pn the Plan of Section Seven, Caldwell Hall, of record in Book 3300, Page 19, Register's Office for said County to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Stuart D. Young, unmarried, by deed from Margaret Elizabeth Davis, married, dated April 30, 1999, recorded May 3, 1999 in Book 11459, Page 37, Register's Office for Davidson County, Tennessee.
>
> Mary Young, wife of Stuart D. Young, hereby joins in the execution of this instrument to convey her marital interest, if any in subject property.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 605 Elaine Drive, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20100033279 DEEDWARR
Recvd: 06/02/10 13:16 2 pgs
Fees:13.00 Taxes:777.00
20100602-0042433

WITNESS my hand this 28th day of May, 2010.

Stuart D. Young

Mary Young

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Stuart D. Young, and Mary Young, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged thye executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 28th day of May, 2010.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/11/13

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013