WARRANTY DEED

ET-12-2536

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF March, 2012.

Notary Public

MY COMMISSION EXPIRES: 10-05-15
(AFFIX SEAL)

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brenda Young	Brenda Young	
1810 6th Avenue North	(NAME) P.O. Box 1733	081-8-244.00
(ADDRESS) Nashville, TN 37208	(ADDRESS) mcminnville, TN 37111	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MARY FRANCES RICHARDSON AND REGINALD D. RICHARDSON SR. AND CHARLES L. BAILEY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BRENDA YOUNG, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 1 on the plan of Bainbridge's Re-Subdivision of Lots 463, 465, 467, 469, and 471, North Nashville Real Estate Company's Plan of Lots in Book 2330, Page 43, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 44 feet on the Easterly margin of 6th Avenue North, and runs back between parallel lines 166 feet to an alley measuring 44 feet thereon.

Being the same property conveyed to Mary Frances Richardson, Reginald D. Richardson, Sr., and Charles L. Bailey by Warranty Deed from Janie Johnson Jones, recorded on the 16th day of April, 1996 in Deed Book 10016, Page 345, in the Register's Office of Davidson County, Tennessee.This property is subject to County taxes for the year 2012 and subsequent years not yet due and payable; and any and all existing easements, restrictions, reservations of record and matters contained on Plat of record in the Register's Office of Davidson County, Tennessee.

THIS PROPERTY IS VACANT LAND AND THEREFORE SPOUSAL JOINDER IS NOT REQUIRED IN THIS CONVEYANCE.

unimproved (X)
This is improved ( ) property, known as 1810 6th Avenue North, Nashville, Tennessee 37208
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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:T20120025440 DEEDWARR
Recvd: 04/09/12 10:22 2 pgs
Fees:13.00 Taxes:148.00
20120409-0029750

Witness my(our hand(s) this 30th day of March, 2012.

Mary Frances Richardson, by Charles L. Bailey, her attorney in fact

Reginald D. Richardson Sr., by Charles L. Bailey, his attorney in fact

Charles L. Bailey

STATE OF Tennessee
COUNTY OF Wilson

On this the 30th day of March, 2012, before me personally appeared Charles L. Bailey to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Mary Frances Richardson and Reginald D. Richardson Sr. and who acknowledged he executed the same as the free act and deed of the said Mary Frances Richardson and Reginald D. Richardson Sr.

Witness my hand and official seal, this the 30th day of March, 2012.

Notary Public
My Commission Expires: 10-05-15

(SEAL)

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Wilson

On this the 30th day of March, 2012, before me personally appeared Charles L. Bailey to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th day of March, 2012.

Notary Public
My Commission Expires: 10-05-15

(SEAL)

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN.

RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520