Prepared by!
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

This Instrument Prepared by:
Legends Title Services, LLC
155 Legends Drive, Suite O
Lebanon, Tennessee 37087

BILL GARRETT, Davidson County
Trans:T20120048864 DEEDWARR
Recvd: 07/03/12 09:05 2 pgs
Fees:13.00 Taxes:980.50
20120703-0058238

ADDRESS NEW OWNER:
Emily L. Cromer & Tim W. Cromer
1113 Eastdale Ave.
Nashville, TN 37215

SEND TAX BILL TO:
Franklin American Mtg.
501 Corporate Dr., Suite 400
Franklin, TN 37067

MAP 061
GROUP 07
PARCEL 300.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Darcy R. Young, married,** has this day bargained and sold, and does hereby transfer and convey unto **Emily L. Cromer and Tim W. Cromer, wife and husband,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No, 22 and the easterly half of Lot No. 23 of Block B, on the revised plan of Lots Nos 1 and 2, Block A, and Lots 1 to 3 and 21 to 27, Block B, Jackson Park, Section One, as of record in Book 974, Page 28, Register's Office for Davidson County, Tennessee.

Said Lot No. 22 and the easterly part of Lot No. 23 front together 93 feet on the northerly side of Eastdale Avenue and run back 198 feet 6 inches on the easterly line and 184 feet 2 inches, more or less, on the westerly line to a dead line, measuring 94 feet 3 inches thereon.

Being the same property conveyed to Darcy R. Young by Quitclaim Deed from Truman C. Clark and wife Jonnie Clark of record in Book 10772, page 934, Register's Office for Davidson County, Tennessee, dated January 23, 1998.

Bradley Keith Young, husband of Darcy R. Young, hereby joins in the signing of this Warranty Deed to convey any marital interest he may have in the subject property.

This is improved property known as: **1113 Eastdale Ave., Nashville, Tennessee 37215**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2012 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all

matters shown on the plat of record in Book 974, page 28, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 2nd day of July, 2012

Darcy R. Young

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Darcy R. Young,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 2nd day of July, 2012.

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $265,000.00.

AFFIANT

Subscribed and sworn to before me this the 2nd day of July, 2012.

NOTARY PUBLIC

My Commission Expires: _____

My Commission Expires September 9, 2014