Return to: DLO Title, LLC
256 Seaboard Lane, Suite F103
Franklin, TN 37067

THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:
W. AARON FORTNER, ATTORNEY AT LAW
c/o 12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20120063529 DEEDWARR
Recvd: 08/24/12 11:51 2 pgs
Fees:13.00 Taxes:999.74
20120824-0076398

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Crystal R. Cole and Henry G. Cole, III 2113 McGavock Pike Nashville, TN 37216		062-13-0-036.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **RYAN P. YOUNG AND WIFE, SHELLEY R. YOUNG**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **CRYSTAL R. COLE AND HUSBAND, HENRY G. COLE, III**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No.4 and part of Lot No.6 of Block "B" on the Map of Country Club Estates, of record in Book 843, Page 95, Register's Office for said County, described together according to a survey made by Ralph W.C. Lambert, Surveyor, March 20, 1952, as follows:

Beginning on the westerly margin of McGavock Avenue, at the corner of Lots Nos. 4 and 5; thence with the line between said two lots northwestwardly 165 feet to an iron pin, a corner of the property conveyed to William A. Green and wife, by deed from PM. Howse, Sr., and wife, of record in Book 1085, Page 322, said Register's Office; thence with the line of said Green Property southwestwardly 71 feet to a point 32 feet northeast of the northeasterly line of Lot No. 18; thence southeastwardly 236 feet to the westerly margin of McGavock Avenue; thence with said Avenue, northwardly 100 feet to the beginning.

Being the same property conveyed to Shelley R. Young and Ryan P. Young, wife and husband by deed from Cornerstone Investments, Inc. at Instrument No. 20090106-0001370, filed on 01-06-2009, said Register's Office.

This is improved property known as **2113 McGavock Pike, Nashville, Tennessee 37216 .**

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 23 day of **August, 2012**:

Ryan Young _____ **Shelley Young** Shelley R. Young

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **RYAN YOUNG AND SHELLEY YOUNG**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 23 day of August, 2012:

_____
Notary Public

My Commission Expires: 12.3.14

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $270,200.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 23rd DAY OF AUGUST, 2012:

E. Mannix
Notary Public

My Commission Expires: 1-6-15

