WARRANTY DEED

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

R-VRES-12-158

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00

Affiant

Subscribed and sworn to before me this 1st DAY OF February, 2013

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harry Lee Page, III	SAME	
158 Woodmont Blvd (ADDRESS)	(NAME)	
Nashville, TN 37205 (CITY) (STATE) (ZIP)	(ADDRESS) (CITY) (STATE) (ZIP)	116-03-0-130.00

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, I/we CHADWICK M. YOUNG AND KAREN J. YOUNG, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto HARRY LEE PAGE, III AND ANN M. PAGE, HUSBAND AND WIFE, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHERLY 75 FEET OF LOT NO. 104 ON THE MAP OF KENNER-MANOR LAND COMPANY'S SECTION SUBDIVISION OF RECORD IN PLAT BOOK 421, PAGE 100, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PART OF LOT NO. 104 FRONTS 75 FEET ON THE EASTERLY SIDE OF WOODMONT AVENUE OR BOULEVARD AND RUNS BACK BETWEEN PARALLEL LINES 200 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO CHADWICK M. YOUNG AND WIFE, KAREN J. YOUNG BY DEED FROM MARCY J. ABEL, NOW LINCOLN, MARRIED OF RECORD AT INSTRUMENT NO. 20061004-0122827, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED SEPTEMBER 29, 2006 AND RECORDED ON OCTOBER 4, 2006.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 421, PAGE 100, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 158 Woodmont Blvd, Nashville, Tennessee 37205
(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: T20130009409 DEEDWARR
Recvd: 02/04/13 11:24 2 pgs
Fees: 13.00 Taxes: 1591.00
20130204-0011280

Witness my/our hand(s) this 1st day of February, 2013.

Chadwick M. Young

Karen J. Young

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Chadwick M. Young and Karen J. Young, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st day of February, 2013.

Notary Public

My Commission Expires: 1/9/2016

(SEAL)

MELISSA HAZEKAMP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 9, 2016

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903