BILL GARRETT, Davidson County
Trans:T20130033636 DEEDWARR
Recvd: 04/24/13 13:48 3 pgs
Fees:18.00 Taxes:1591.00
20130424-0040720

This instrument prepared by:
Fidelity Residential Solutions
10125 Crosstown Circle, Suite 380
Eden Prairie, MN 55344
705116 57334
Joe Krocak

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO: new owner	MAP PARCEL NUMBERS M-103 G-03 P-74.00
(NAME) National Residential Nominee Services Inc.	(NAME)	
(STREET ADDRESS OR ROUTE NUMBER) 10125 Crosstown Circle, Suite 380 Eden Prairie, MN 55344	(STREET ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Conan S. Young and Avery Young, husband and wife have this day bargained and sold, and do hereby transfer and convey unto the said National Residential Nominee Services Inc. a Corporation organized and existing under the laws of the State of Delaware the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached Exhibit "A".

Being that same property described in and conveyed to the Grantor herein by Warranty Deed of record at Instrument No. _____ in the Register's Office of _____ County, Tennessee.

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 the 17th day of April 2013

Notary Public Mary Frances Rudy

My commission expires: 5-20-14
(Affix Seal)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This is unimproved known as 5107 Idaho Avenue, Nashville, TN 37209
improved (✓)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 18th day of January, 2013, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Conan S. Young
Conan S. Young

Avery Young
Avery Young

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Joseph O Rolwing, a Notary Public in and for said County and State, Conan S. Young, the within named bargainor married (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of January, 2013.

Joseph O Rolwing
Notary Public
My Commission Expires: 5/5/2015

JOSEPH O. ROLWING (This area for official notarial seal) STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Joseph O Rolwing, a Notary Public in and for said County and State, Avery Young, the within named bargainor married (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of January, 2013.

Joseph O Rolwing
Notary Public
My Commission Expires: 5/5/2015

JOSEPH O. ROLWING (This area for official notarial seal) STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

FRS File No.: 705116 Customer File No.: 57334 Conan S. Young

EXHIBIT A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PARTS OF LOTS 23 AND 24, ON THE PLAN OF REALTY SAVINGS BANK AND TRUST CO.'S REVISED PLAN OF WEST ESXTENSION OF CHARLOTTE PARK COMPANY'S 1ST ADDITION, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 421, PAGE 18, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
SAID PARTS OF SAID LOTS ADJOIN AND FROM TOGETHER 50 FEET ON THE SOUTH SIDE OF IDAHO AVENUE AND RUN BACK BETWEEN PARALLEL LINES PARALLEL TO AND 240 FEET WEST OF THE WEST MARGIN OF 51ST AVENUE NORTH 160 FEET TO A DEAD LINE.
BEING THE SAME PROPERTY CONVEYED TO CONAN S. YOUNG BY INSTRUMENT RECORD 20091221[illegible]16084, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.