Send Tax Statements To:
Angela C. Phay
106 Nashboro Greens
Nashville, TN 37127

Name and Address of New Owners:
Angela C. Phay
106 Nashboro Greens
Nashville, TN 37127

This Instrument Prepared By:
Tri-Star Title Co., LLC
106 E. College Street
Murfreesboro, TN 37130

From Information Furnished By
The Parties

Map Parcel: 135-00-0 054.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **THE CHARLES T. YOUNG, JR., IRREVOCABLE TRUST, UTD December 15, 1997,** has this day bargained and sold and do hereby transfer and convey unto **ANGELA C. PHAY, a single woman,** her heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

A certain property in Davidson County, Tennessee, beginning in the center of Limestone Road, at a point 1400 feet, more or less, southwest of the westerly margin of the Murfreesboro Road, as measured along the center of the Franklin Limestone Road; thence south 2 degrees 20 minutes east, with a fence, 1025 feet to a post; thence north 82 degrees 30 minutes west 224.5 feet to an iron pipe; thence north 2 degrees 20 minutes west 610 feet to a pipe; thence north 36 degrees 25 minutes west 247.5 feet to the center of the Franklin Limestone Road; thence with the center of said road north 53 degrees 35 minutes east 224.9 feet; thence north 75 degrees east 175 feet to the beginning, containing 5.52 acres more or less.

FOR source of title to said realty reference is made to a certain Quitclaim Deed from The Charles T. Young, Revocable Living Trust, to The Charles T. Young, Jr. Irrevocable Trust, dated August 5, 2011, recorded August 12, 2011, Instrument Number 20110812-0062232, Register's Office, Davidson County, Tennessee. Further reference is made to a Scriveners Affidavit, dated November 2, 2011, recorded November 10, 2011, Instrument Number 20111110-0088009, of said Register's Office.

THIS property is subject to a Sewer Easement of record in Book 10710, Page 132 and Book 8766, Page 432, Register's Office, Davidson County, Tennessee.

THIS property is subject to any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

This is improved property known as: **264 Franklin Limestone Road, Nashville, TN 37127**

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said, **ANGELA C. PHAY,** her heirs and assigns, forever.

The undersigned covenants with the said Grantee, that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of the 2013 real property taxes, which taxes have been prorated between the parties herein, and the grantor having paid their prorated share unto the grantee; the grantee assume and agree to pay the same when due.

BILL GARRETT, Davidson County
Trans:T20130037820 DEEDWARR
Recvd: 05/07/13 08:43 2 pgs
Fees:13.00 Taxes:240.50
20130507-0045762

The undersigned further covenants and binds themselves, their heirs and assigns to forever warrant and defend the title to said real estate to the Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, the undersigned duly authorized officers have caused this instrument to be executed on this the 30th day of April, 2013.

ANITA YOUNG FOWLER, TRUSTEE **ROBERT N. YOUNG, TRUSTEE**

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Before me, the undersigned authority, a Notary Public in and for state and county aforesaid, personally appeared **Anita Fowler Young**, with whom I am personally acquainted, and who, upon oath acknowledged herself to be **Trustee** of **The Charles T. Young, Jr., Irrevocable Trust,** the within names bargainor, and that she as such **Trustee**, being authorized so to do, executed the foregoing instrument (Warranty Deed) for the purposes therein contained, by signing the name of the Trust by herself, Trustee.

WITNESS MY HAND AND OFFICIAL SEAL in Murfreesboro, Tennessee, this the 30th day of April, 2013.

MARY FUGITT NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

NOTARY PUBLIC
My Commission Expires: 10/18/2015

STATE OF TENNESSEE)
COUNTY OF WARREN **)**

Before me, the undersigned authority, a Notary Public in and for state and county aforesaid, personally appeared **Robert N. Young**, with whom I am personally acquainted, and who, upon oath acknowledged himself to be **Trustee** of **The Charles T. Young, Jr., Irrevocable Trust,** the within names bargainor, and that he as such **Trustee**, being authorized so to do, executed the foregoing instrument (Warranty Deed) for the purposes therein contained, by signing the name of the Trust by himself, Trustee.

WITNESS MY HAND AND OFFICIAL SEAL in Warren Cty Tennessee, this the 30th day of April, 2013.

SUSAN D. FORD STATE OF TENNESSEE NOTARY PUBLIC WARREN COUNTY

Susan D. Ford
NOTARY PUBLIC
My Commission Expires: 3/8/2015

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $65,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this the 30th day of April, 2013.

Meagan Bontlee
NOTARY PUBLIC
My Commission Expires: 6-19-

MEAGAN BUTCHER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY