BOX 10-A

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

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF JUNE, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN GREGORY HARDEMAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

BILL GARRETT, Davidson County
Trans:T20130048677 DEEDWARR
Recvd: 06/11/13 10:46 3 pgs
Fees:18.00 Taxes:613.83

20130611-0059194

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alice Faye Kennedy	New Owner	
(NAME) 1125 General George Patton	(NAME)	142-9D-32CO
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **SARA EZELL YOUNG, CO-TRUSTEE OF THE SARA EZELL YOUNG LIVING TRUST AND LINDA YOUNG BOGUE, CO-TRUSTEE OF THE SARA EZELL YOUNG LIVING TRUST**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALICE FAYE KENNEDY, UNMARRIED,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Unit No. 1125, together with the Carport designated No. 1125-C, in River Plantation, Section Six, Phase One, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road and General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Six, Phase One, condominium Apartments, recorded in Book 5200, pages 359 and 360, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5794, page 526, Register's Office for Davidson County Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Six, Phase One, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 5794, page 529, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Sara Ezell Young and Gilbert Gentry Young, II, Trustees of the Sara Ezell Young Living Trust by Quitclaim Deed from Sara Ezell Young dated May 31, 2001 of record in Instrument No. 20010604-0057856, said Register's Office. Gilbert Gentry Young, II has since died and Linda Young Bogue is now Successor Co-Trustee pursuant to the terms of the Sara Ezell Young Living Trust.

This conveyance is subject to (a) 2013 real property taxes; (b) all matters appearing on the plan of record in Book 5200, pages 359-360, said Register's Office; and (c) Master Deed and Bylaws of record in Book 5794, page 526 Instrument No. 20050504-0050172, Instrument No. 20080423-0041324, Instrument No. 20060512-0056329 and Instrument No. 2010415-0028541, said Register's Office; (d) charter of record in Instrument No. 20050415-0042393, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1125 General George Patton, Nashville, TN 37221

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness our hands this 5th day of June, 2013.

Sara Ezell Young, Co-Trustee of the Sara Ezell Young Living Trust

By: Sara Ezell Young - Trustee

Sara Ezell Young, Co-Trustee of the Sara Ezell Young Living Trust

Linda Young Bogue, Co-Trustee of the Sarah Ezell Young Living Trust

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sara Ezell Young, Co-Trustee of the Sara Ezell Young Living Trust and Linda Young Bogue, Co-Trustee of the Sara Ezell Young Living Trust , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 5th day of June, 2013.

Commission expires:

Notary Public

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

STATE OF TENNESSEE

COUNTY OF _____

Personally appeared before me, the undersigned notary public, Linda Young Bogue with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Co-Trustee of The Sara Ezell Young Living Trust, and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal at _____, Tennessee this ____ day of June, 2013.

Commission expires:

Notary Public

Witness my hand this 5th day of June, 2013.

By: _____
Sarah Ezell Young , Trustee of the Sarah Ezell Young Living Trust

_____
Linda Young Bogue , Trustee of the Sarah Ezell Young Living Trust

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public, Sarah Ezell Young with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Co-Trustee of The Sarah Ezell Young Living Trust, and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal at Nashville, Tennessee this ____ day of June, 2013.

Commission expires:

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF KNOX

Personally appeared before me, the undersigned notary public, Linda Young Bogue with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Co-Trustee of The Sarah Ezell Young Living Trust, and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal at Knoxville, Tennessee this 5 day of June, 2013.

Commission expires:

My commission expires April 29, 2015

_____
Notary Public

HEATHER JONES
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY