WARRANTY DEED

G-CPC-13-1810

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $252,000.00

Affiant

Subscribed and sworn to before me, this 3rd DAY OF July, 2013.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KIMBERLY R. HARGROVE NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

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
Phillip James Doucet	Avenue Bank	
1810 6th Avenue North (ADDRESS)	3823 Cleghorn Avenue (NAME)	
Nashville, TN 37208 (CITY) (STATE) (ZIP)	Nashville, TN 37215 (ADDRESS) (CITY) (STATE) (ZIP)	81-8-244.00

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, we BRENDA YOUNG, MARRIED AND VICKIE YOUNG, MARRIED , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PHILLIP JAMES DOUCET AND LANEDRA GLADYS LEE, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP, 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 LOT 1, PLAN OF BAINBRIDGE'S RESUBDIVISION OF LOTS 463, 465, 467, 469 AND 471, NORTH NASHVILLE REAL ESTATE COMPANY'S PLAN OF LOTS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2330, PAGE 43, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO BRENDA YOUNG BY WARRANTY DEED FROM MARY FRANCES RICHARDSON AND REGINALD D. RICHARDSON SR. AND CHARLES L. BAILEY, RECORDED ON THE 9TH DAY OF APRIL, 2012 IN INSTRUMENT NO. 20120409-0029750, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THE ABOVE REFERENCED PROPERTY WAS USED AS INVESTMENT PROPERTY AND HAS NEVER BEEN THE PRICIPAL MARITAL RESIDENCE OF BRENDA YOUNG OR VICKIE YOUNG.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 2330, PAGE 43 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 1810 6th Avenue North, Nashville, Tennessee 37208
(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:T20130058398 DEEDWARR
Recvd: 07/09/13 14:03 2 pgs
Fees:13.00 Taxes:932.40
20130709-0070961

Witness my/our hand(s) this 3rd day of July, 2013.

Brenda Young

Vickie Young

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brenda Young and Vickie 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 they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd day of July, 2013.

Notary Public

My Commission Expires:

(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

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