WARRANTY DEED

R-KW-13-5004

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

Subscribed and sworn to before me, this 12th DAY OF July, 2013.

Notary Public

MY COMMISSION EXPIRES: 8/16/2015
(AFFIX SEAL)

CHRISTY MALONE-SMITH STATE OF TENNESSEE NOTARY PUBLIC WILSON 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
Jerry O. Young	New Owner (NAME)	
5004 Indiana Avenue (ADDRESS)	(ADDRESS)	091-11-0-159.00
Nashville, TN 37209 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 ELAINE K. REDFERN, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JERRY O. YOUNG AND WIFE, VICKIE S. YOUNG, 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 LOTS NOS. 909 AND 911, BLOCK 128 ON THE NO. 1 PLAN OF WEST NASHVILLE OF RECORD IN PLAT BOOK 57, PAGE (S) 74 AND 75, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO DOUGLAS D. REDFERN AND ELAINE K. REDFERN, HUSBAND AND WIFE BY WARRANTY DEED FROM ALBERT LARRY FENDLEY AND WIFE, PATRICIA A. FENDLEY, RECORDED IN INSTRUMENT NUMBER 20061020-0130332, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED OCTOBER 16, 2006 AND RECORDED OCTOBER 20, 2006. AND FURTHER BEING THE SAME PROPERTY CONVEYED TO ELAINE K. REDFERN BY QUITCLAIM DEED FROM DOUGLAS D. REDFERN OF RECORD AT INSTRUMENT NO. 20101029-0086601, DATED SEPTEMBER 29, 2010 AND RECORDED ON OCTOBER 29, 2010, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 57, PAGE (S) 74 AND 75, 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 5004 Indiana Avenue, Nashville, Tennessee 37209
(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: T20130063687 DEEDWARR
Recvd: 07/25/13 15:37 2 pgs
Fees: 13.00 Taxes: 943.50
20130725-0077365

Witness my/our hand(s) this 12th day of July, 2013.

Elaine K. Redfern

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ELAINE K. REDFERN, 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 12th day of July, 2013.

Notary Public
My Commission Expires: 5 2014
(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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