THIS INSTRUMENT PREPARED BY:
CHAFFIN & BURNSED, PLLC
49 MUSIC SQUARE WEST, SUITE 502
NASHVILLE, TN 37203
(615) 460-7478

BILL GARRETT, Davidson County
Trans:T20150019011 DEEDWARR
Recvd: 03/16/15 15:43 2 pgs
Fees:13.00 Taxes:921.30
20150316-0022533

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $249,000.00

Zelda Williams
Affiant

Subscribed and sworn to before me as of the 10th day of March, 2015.

Notary Public

My Commission Expires: 06-19-16

ASHLEY N. MORGAN
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-19-2016

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL
Cory M. Younts 1300 Stratford Avenue Nashville, TN 37216	SAME	07203007100

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Zelda Williams**, hereinafter referred to as "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Cory M. Younts, an unmarried man** his heirs and/or assigns, hereinafter referred to as "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the westerly 60 feet of Lot 243 on the Plan of Inglewood Place of record in Plat Book 332, Page 101, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Part of Lot 243 fronts 60 feet on the southerly side of Stratford Avenue and runs back between parallel lines with the easterly margin of Oxford Street 205 feet to a dead line in the rear measuring 60 feet thereon.

Being the same property conveyed to Charles R. Grimm et ux Kathryn W. Grimm by warranty deed from Dorothy Tant Gilmore and Zora M. Tant of record in Book 5099, page 461, Register's Office for Davidson County, Tennessee, dated 12/20/1976 and recorded on 12/22/1976.

Being the same property conveyed to Zelda Williams by warranty deed from Kathryn W. Grimm of record in Instrument No. 20140613-0051805 Register's Office for Davidson County, Tennessee, dated 06/09/2014 and recorded on 06/13/2014.

Being improved property known as 1300 Stratford Avenue Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," her heirs and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as stated herein as follows:

1. Subject to all matters shown on the Plan of record in Plat Book 332, Page 101, Register's Office for Davidson County, Tennessee.

Grantor further covenants and binds herself, her heirs and representatives to warrant and forever defend the title to said real estate to said Grantee, his heirs and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the "Grantor" has caused her name to be affixed hereto as of the 10th day of March, 2015.

Zelda Williams

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State Zelda Williams with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 10th day of March, 2015.

Notary Public

My Commission Exp. 06/19/16

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-19-2016