BILL GARRETT, Davidson County
Trans: T20150025671 DEEDWARR
Recvd: 04/07/15 12:24 2 pgs
Fees: 13.00 Taxes: 216.45
20150407-0030431

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $58,500.00 (Fifty Eight Thousand Five Hundred).

Ron L Kirby
AFFIANT

Subscribed to and sworn before me this 2nd day of April, 2015.

NOTARY PUBLIC MY COMMISSION EXPIRES:

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires OCT 16, 2016 (NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Ron L. Kirby 103 Five Oaks Drive Nashville, TN 37217	InterLinc Mortgage Services, LLC 10613 W. Sam Houston Pkwy. N. Ste. 200 Houston, TX 77064	107050A10300CO

WARRANTY DEED

FOR AND IN 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, I/WE, **IMOGENE S. YOUNG, A WIDOW,** HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **RON L. KIRBY, UNMARRIED MAN,** HEREINAFTER CALLED THE **GRANTEE(S)**, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Land in Davidson County, Tennessee, being Unit No. 103 Five Oaks, a Planned Unit Development as shown on the Plat of record in Book 5200, Page 355, Register's Office, Davidson County, Tennessee.

Being the same property to Marie E. Hobbs, unmarried, by deed from Kenneth Karel Soltys and wife, Barbara Marie Soltys dated August 29, 1988 and recorded August 30, 1988, of record in Book 7639, Page 764, Register's Office for Davidson County, Tennessee.

Marie E. Hobbs having since died testate and by Item VI of the Last Will and Testament of Marie E. Hobbs, deceased, of record in Probate File #92082, Probate Court Davidson County, Tennessee, property was devised to Jerry Young and Imogene Young.

Property further conveyed to Jerry T. Young and wife Imogene S. Young by quitclaim deed from Charles C. Morrow, as Executor for the Estate of Marie E. Hobbs, deceased, dated August 31, 1989 and recorded August 31, 1989, of record in Book 7927, Page 946, Register's Office for Davidson County, Tennessee. Jerry T. Young having since died April 4, 2008, a resident of Davidson County, Tennessee, being survived by his spouse, Imogene S. Young.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **103 FIVE OAKS DRIVE** **NASHVILLE, TN 37217**

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 2014113750

WITNESS, this 2nd day of April, 2015

Imogene S. Young

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 2nd day of April, 2015, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Imogene S. Young** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 2nd day of April, 2015.

Notary Public

Commission Expires:



My Commission Expires OCT. 18, 2016

LTSR Number:

GTE File: 2014113750