Davidson County DEEDQC
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Fees:13.00 Taxes:1295.00
20150409-0031341

This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title Services, LLC
239 John R. Rice Blvd., Ste. C
Murfreesboro, Tennessee 37129

MAP/GROUP/PARCEL 164000038.00

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Grand Reserve Nashville/Antioch, LLC
PO Box 3290
Phenix City, AL 36868

SEND TAX BILLS TO:
NEW OWNER

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **EVELYN CHERIE YOUNG, WIDOW,** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **GRAND RESERVE NASHVILLE/ANTIOCH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** "Grantee(s)", its successors and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, State of Tennessee, and being more particularly described as follows, to-wit:

BEGINNING at a point in the center of Murfreesboro Road at the northeasterly corner of the property conveyed to Nellie Gray Thompson, by deed from J.E. Thompson, of record in Book 4024, page 321, Register's Office for said county; thence with the center of said road South 45 degrees East, 324 feet to a point which is the northwesterly corner of the property conveyed to Charles A. Yancey by deed from Mrs. Wilmuth Simmons of record in Book 3316, page 79, Register's Office for said County; thence with Yancey's northwesterly line. South 47 degrees West, 448 feet to a stake; thence continuing with Yancey's said line. South 47 ¾ West, 850 feet to a point; thence 4 degrees East 643 feet to a point; thence North 56 degrees East with Thompson's southeasterly line, 827 feet to the point of beginning, containing 9 and 58/100 acres, more or less.

Legal description taken from prior Deed. No new survey performed at this time.

BEING the same property conveyed to Evelyn Young aka Evelyn Cherie Young by Quitclaim Deed from Patrick R. Young and Eric S. Young, dated March 11, 2015, of record in Instrument Number 20150409-0031340, of the Register's Office of Davidson County, Tennessee. The said Evelyn Cherie Young is one and the same person as Evelyn Young.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 3655 Murfreesboro Pike, Antioch, TN, 37013.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that she is lawfully seized and possessed of said parcel of real estate, and that she has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2015 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, to forever warrant and defend the title to the said real estate unto 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, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 25 day of March, 2015.

Evelyn Cherie Young
Evelyn Cherie Young

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Evelyn Cherie Young, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 25 day of March, 2015.

Annemarie Cain
NOTARY PUBLIC

ANNEMARIE CAIN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 2-20-18

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $350,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 25th day of March, 2015.

Laurie M. Mathis Harris
NOTARY PUBLIC

LAURIE M. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 3-25-18

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M. Smith

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018