This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20150034522 DEEDWARR
Recvd: 05/05/15 13:45 2 pgs
Fees:13.00 Taxes:425.50
20150505-0040916

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $115,000.00.

Affiant

Subscribed and sworn before me this the 1st day of May, 2015.

Notary Public
My commission expires: 1/15/17

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Battleground Investments, LLC	Anthony DeSoto and Michelle DeSoto	07305004300
625 Bakers Bridge Ave, Ste 105	1905 Bugle Court	
Franklin, TN 37067	Spring Hill, TN 37174	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JERRY YOUNG DEVISEE OF THE LAST WILL AND TESTAMENT OF AND CAROLYN JOYCE MCKENNON YOUNG AND JERRY YOUNG AND MARK DUSTIN YOUNG, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BATTLEGROUND INVESTMENTS, LLC, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

LAND lying in the 11th Civil District of Davidson County, Tennessee, being Lot No. 46 on the Plan of Virginia Manor, as of record in book 1835, Page 22, Register's Office for said County. Said Lot No. 46 commences at a monument in the southeasterly margin of Moran Drive, southwesterly 55 feet to a point; thence with the northeasterly boundary of Lot No. 45, southeasterly 152 feet to a point; thence with the southeasterly boundary of Virginia Manor Subdivision north 56° 00' East 75.37 feet to the southwesterly margin of Warden Drive; thence northwesterly with said margin 137.5 feet to a monument; thence with a curve corner of the intersection of Warden Drive and Moran Drive, west and south 31.42 feet to the point of BEGINNING.

Being the same property conveyed to Jerry Young, as surviving spouse and Will devisee by Affidavit of Heirship of record in Instrument No. 20130306-0022580; dated March 1, 2013; said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Carolyn Joyce McKennon Young by Executor's Deed from Carolyn Joyce McKennon Young, Executrix of the Estate of Grace Pauline Rollins McKennon, Deceased, of record in Instrument No. 20050110-0003644, Register's Office for Davidson County, Tennessee, dated December 28, 2004, and recorded on January 10, 2005.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1936 Moran Ave, Nashville, TN 37216.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Witness my hand this the 1st day of May, 2015.

Jerry Young Devisee of the Last Will and Testament of
Carolyn Joyce McKennon Young

Jerry Young

Mark Dustin Young

STATE OF TENNESSEE
COUNTY OF DAVIDSON

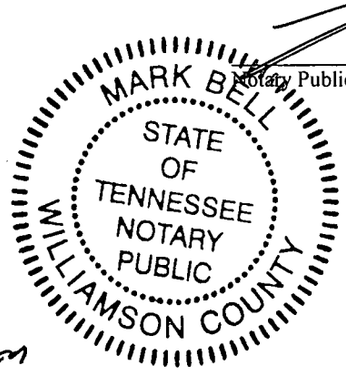
Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jerry Young, and Mark Dustin Young, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of May, 2015.

My commission expires:

1/5/17

Notary Public



STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jerry Young, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon His oath acknowledged Himself to be the Rep. Spo of the within named bargainor, a ESTATE OF CAROLYN JOYCE MCKENNON YOUNG, and that HE, as such Rep. Spo, executed the foregoing instrument for the purposes therein contained by signing the name of the ESTATE OF CAROLYN JOYCE MCKENNON YOUNG by the said Jerry Young as such Rep. Spo.

Witness my hand and official seal this 1st day of May, 2015.

My Commission Expires:

1/5/17

Notary Public

