Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #15-1160

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Walter B. Russell,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Dane Young, a Single Man,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 281 on Map of Sunrise Heights, as of record in Book 421, page 46, Register's Office of Davidson County, Tennessee.

Said Lot No. 281 fronts 50 feet on the northerly side of Raymond Street and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Walter B. Russell by Warranty Deed from John Sneed Jones, Trustee of the Jones Living Trust dated November 19, 1998, in the amount of $32,500.00, dated August 11, 2014, of record as Instrument No. 20140815-0074022, Register's Office for Davidson County, Tennessee.

The subject property has not been the residence of the grantor, his spouse or issue.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 530 Raymond Street, Nashville TN, 37211.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

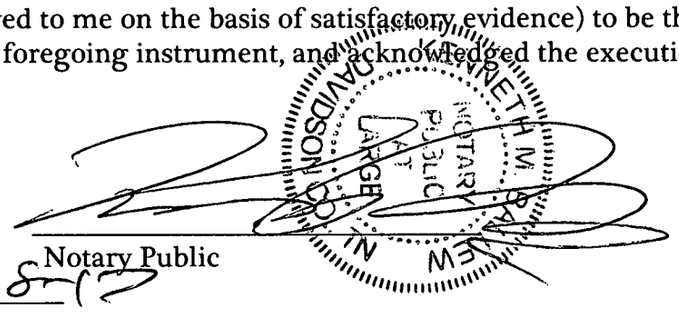
WITNESS THE EXECUTION HEREOF this 22nd day of May, 2015.

Walter B. Russell

BILL GARRETT, Davidson County
Trans:T20150044377 DEEDWARR
Recvd: 06/05/15 11:10 2 pgs
Fees:13.00 Taxes:973.10
20150605-0052903

State of Tennessee)
County of Davidson)

On this 22nd day of May, 2015, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Walter B. Russell and , the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.



Notary Public

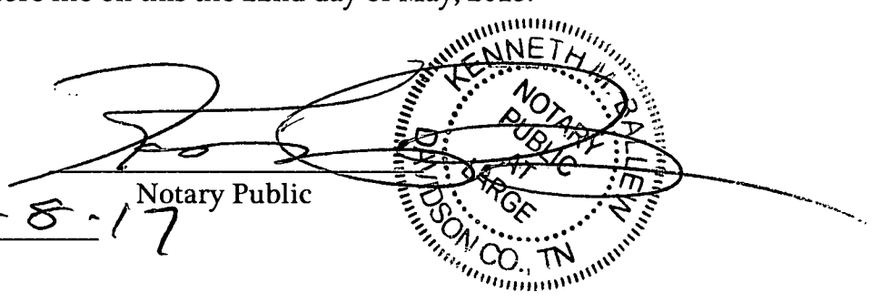
My Commission Expires: 5-8-17

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 263,000.00.**

Affiant

Sworn and subscribed before me on this the 22nd day of May, 2015.



Notary Public

My Commission Expires: 5-8-17

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Dane Young 530 Raymond Street Nashville, TN 37211	New Owner	133-1-228.00