# WARRANTY DEED

N-CN-00-0361

Instr:200004030032644 Page: 1 OF 2
REC'D FOR REC 04/03/2000 8:45:39AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $477.30

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,000.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF March, 2000.

Notary Public

MY COMMISSION EXPIRES: 9-28-2002

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jason M. Yarnes | Columbia National | |
| 716 Sandburg Place | (NAME) 7142 Columbia Gateway Drive | 108-08-280 |
| (ADDRESS) Nashville, Tennessee 37214 | (ADDRESS) Columbia, MD 21046 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we MARY H. LEECH AND REBECCA L. LEECH AND JOHN L. WHITTEMORE, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JASON M. YARNES AND LISA M. YARNES AND WILLIAM R. WHITE AND DELORES I. WHITE, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 54, Section 3, Reelfoot, Resubdivision of Lots 53 and 54, of record in Plat Book 9700, Page 983, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Mary H. Leech, Rebecca L. Leech and husband, John L. Whittemore by Quitclaim Deed, of record in Book 10209, Page 400, Register's Office for Davidson County, Tennessee and being the same property conveyed to Mary Hudgens Leech by Final Decree of record in Book 8064, Page 524, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Mary Leech by Deed of record in Book 7881, Page 130, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 716 Sandburg Place, Nashville, Tennessee 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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/our hand(s) this 28th day of March, 2000.

Mary H. Leech

Rebecca L. Leech

John L. Whittemore

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Mary H. Leech and Rebecca L. Leech, the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 28th day of March, 2000.

My Commission Expires:
9-28-2002

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 28th day of March, 2000.

My Commission Expires _____

_____
Notary Public

**MARY FRANCES RUDY**
ATTORNEY - AT - LAW

**RETURN TO:**
**RUDY TITLE AND ESCROW, LLC.**

☐ 100 Hazel Path, Suite A
Hendersonville, Tennessee 37075

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☒ 2000 Glen Echo Road, Suite 209
Nashville, Tennessee 37215

☐ 4733 Andrew Jackson Parkway, Suite 1-C
Hermitage, Tennessee 37076

☐ 224 Old Hickory Boulevard, Suite B
Nashville, Tennessee 37221

☐ 1770 Kirby Parkway, Suite 207
Forum Building III
Memphis, Tennessee 38138