# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00

Otis B. Herring
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF AUGUST, 2002.

Amanda Andrews
Notary Public

MY COMMISSION EXPIRES: 1/29/05
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

**THIS INSTRUMENT WAS PREPARED BY**
Jack Case Wilson Title Associates, LLC,
1910 Rear 21st Avenue South, Nashville, Tennessee 37212

D-0028

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Otis Harring | Otis Harring | 083-13-0-312.00 |
| (NAME) | (NAME) | |
| 3029 Liberty Hills Drive | SAME | |
| (ADDRESS) | (ADDRESS) | |
| Franklin , TN 37067 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, WE, Shirley M. Yon, married HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Otis Herring HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 7 on the Map of L. T. Stevens Subdivision, of record in Book 547, Page 101, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Milton A. Yon and wife, Shirley M. Yon by Installment Deed from W.L. Bainbridge Company, dated May 25, 1972, of record in Book 4604, Page 524, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Shirley M. Yon by Quitclaim Deed, dated June 26, 1996, of record in Book 11622, Page 714, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Milton A. Yon Jr. joins in this conveyance to relinquish any right he may have in and to the property herein described by virtue of marriage to Shirley M. Yon.

unimproved ☐

This is improved ☒ property, known as 310 South 15th Street, Nashville, TN 37206
(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 hand this 16th day of August, 2002.

Shirley M. Yon
Shirley M. Yon

Milton A. Yon Jr.
Milton A. Yon Jr.

Davidson County DEEDWARR
Recvd: 08/19/02 08:02 2pgs
Fees:13.00 Taxes:203.50
20020819-0099650

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shirley M. Yon and Milton A. Yon Jr. 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 16th day of August, 2002.

Commission expires: 1/29/05

Amanda Nordman
Notary Public




**RETURN TO:**

Jack Case Wilson Title Associates, LLC
1910 Rear 21st Avenue South
Nashville, Tennessee 37212