WARRANTY DEED

Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7543

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF NOVEMBER, 2002.

Notary Public

MY COMMISSION EXPIRES: 5/20/06 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 11/18/02 10:07 2pgs
Fees:13.00 Taxes:277.13

20021118-0142496

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Evelyn Lucinda Yarbrough	← Same	142-15-O-A-2
(NAME)	(NAME)	
110 Bellevue Road 2	← Same	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	← Same	
(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, David C. Mauldin and wife, Rosalyn Wai-Yan Soo Mauldin, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Evelyn Lucinda Yarbrough , 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:

Being a certain condominium unit in Davidson County, Tennessee, being Unit No. 2 in a Horizontal Property Regime as shown on the condominium site plan of the First Revision of Bellevue Manor Condominiums, as of record in Plat Book 5200, Page 231, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to David C. Mauldin by deed from Kristi A. Green and husband, Daniel J. Kelly of record in Instrument No. 200003220029020, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

Rosalyn Wai-Yan Soo Mauldin, wife of David C. Mauldin, joins in this conveyance to convey all of her right, title and interest, she may have in the above referenced property including but not limited to her marital rights.

unimproved ☐

This is improved ☒ property, known as 110 Bellevue Road 2, Nashville, TN 37221

(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 8th day of November, 2002.

David C. Mauldin by Ken Fielder his atty. in fact
David C. Mauldin

Rosalyn Wai-Yan Soo Mauldin
Rosalyn Wai-Yan Soo Mauldin
her atty. in fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 8 day of November, 2002, before me personally appeared Ken Fielder, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of David C. Mauldin and wife, Rosalyn Wai-Yan Soo Mauldin, and who acknowledged that he executed the same as the free act and deed of the said David C. Mauldin and wife, Rosalyn Wai-Yan Soo Mauldin by virtue of that Power of Attorney, duly executed by the said David C. Mauldin and wife, Rosalyn Wai-Yan Soo and appearing of record in Instrument No. 20021118-0142495, of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee, this the 8 day of November, 2002.

My Commission Expires: _____

Notary Public

JEFF FARRIS
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.
MY COMMISSION EXPIRES JANUARY 25TH, 2006

File Number2210436
RETURN TO:
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027