Davidson County DEEDWARR
Recvd: 10/10/03 10:08 2pgs
Fees:13.00 Taxes:540.66

20031010-0150635

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $146,125.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of October, 2003.

Notary Public

MY COMMISSION EXPIRES: May 27, ~~2003~~. 2007

(AFFIX SEAL)

SHARON L. RINEY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
MTC Title - Tennessee, LLC, 6 Cadillac Drive, Suite 190, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yvette Halback	GMFS, LLC	105-1353
(NAME)	(NAME)	
2113 12th Avenue South	7389 Florida Blvd., Ste. 200A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Baton Rouge, LA 70806	
(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,

AARON YARNALL AND WIFE, ROBIN YARNALL,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

YVETTE HALBACK AND STEVEN MARAVEL,

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. 340 on the Plan of the Resubdivision of part of Belmont Land Company's Subdivision of Belmont Heights, as of record in Book 421, Page 71, Register's Office for said County.

Being the same property conveyed to Aaron B. Yarnall and wife, Robin E. Yarnall by deed dated September 25, 2002 from James R. Guilford, unmarried, of record in Instrument No. 20021002-0119618, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (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 governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2113 12th Avenue South, Nashville, TN 37204

(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 6th day of October, 2003.

Aaron Yarnall

Robin Yarnall

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Aaron Yarnall and wife, Robin Yarnall, 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 Brentwood , Tennessee this 6th day of October, 2003

Commission expires: May 27, ~~2003~~ 2007

Sharon L. Riney

Notary Public

