WARRANTY DEED

STATE OF TN
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$265,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MARCH, 2004.

Notary Public

MY COMMISSION EXPIRES: 1-16-08

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 05/17/04 12:48 2pgs
Fees:13.00 Taxes:980.50
20040517-0057465

SUSAN B. MOTT NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TN

THIS INSTRUMENT WAS PREPARED BY
Lenders Title, 810 Crescent Centre Drive, Suite 250, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joan N. Yarborough	Joan N. Yarborough	171-08-0A-078.00
(NAME)	(NAME)	
4924 Manassas Circle	4924 Manassas Circle	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(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, Sandra K. Brim, a single person, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Joan N. Yarborough and John W. Loney, 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 Lot No. 144 on the plan of Fredericksburg, Section 3, as of record in Book 7900, page 509 and amended in Book 7900, page 641, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed Sandra K. Brim, a single person by Deed from Greg O. Lehman dated July 2, 1998 and filed for record in Book 0000125, page 125, Register's Office for Davidson County, Tennessee.

Said property herein described is subject to the following, including but not limited to declarations, conditions, covenants, restrictions, agreements, easements and/or encroachments of record in said Register's Office:

a) Any and all matters as shown on the plan of record in Plat Book 7900, page 509 and amended in Book 7900, page 641, Register's Office for Davidson County, Tennessee.

b) By Laws as of record in Book 10126, page 486; Book 10275, page 959 and Book 10694, page 539, said Register's Office.

c) Easements as of record in Book 10709, page 143, said Register's Office.

d) Restrictions as of record in Book 10694, page 541; Book 9860, page 840; Book 10294, page 850; Book 9500, page 393; Book 8920,page 65, said Register's Office.

e) Charter as of record in Book 8920, page 40, said Register's Office.

unimproved ☒

This is improved ☐ property, known as 4924 Manassas Circle, Brentwood, TN 37027

(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.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 29th day of March, 2004.

Sandra K. Brim

STATE OF TN

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainors, Sandra K. Brim, a single person, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this the 31st day of March, 2004.

Commission expires: 03/04/07

Notary Public

KANDACE N. TOMES
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.