WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of May, 2005.

Notary Public

MY COMMISSION EXPIRES: February 23, 2008.
(AFFIX SEAL)

MARY ANNE HARDAWAY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

PLEASE RETURN TO:
SOUTHERN TITLE, LLC
379 E MAIN ST.
HENDERSONVILLE TN 37075

Davidson County DEEDWARR
Recvd: 05/09/05 10:50 2 pg:
Fees:13.00 Taxes:419.95

20050509-0051916

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 379 East Main Street
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Walter S. Yearsin	Walter S. Yearsin	
(NAME)	(NAME)	
1133 Nelson Drive	1133 Nelson Drive	33-16-107
(ADDRESS)	(ADDRESS)	
Madison, Tennessee 37115	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20051044

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, Robert E. Warfield and wife, Doris E. Warfield**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Walter S. Yearsin and April N. Welch**, 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. :

SITUATED in Davidson County, Tennessee, described as follows:

Lot No. 84 on the plan of Primrose Meadows, Section 2, of record in Book 4860, Page 105, Register's Office for Davidson County (RODC);

Lot 84 fronts 64.0 feet on the NW margin of Nelson Drive and extends back 159.8 feet on the NE line and 177.1 feet on the SW line to a broken line in the rear, measuring 94.7 feet thereon.

BEING the same property conveyed to Robert E. Warfield and wife, Doris E. Warfield by deed dated 3/31/88 from Chester D. Campbell of record in Book 7505, Page 847, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1133 Nelson Drive, Madison, TN 37115

(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 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 our hands this 4th day of May, 2005.

Robert E. Warfield

Doris E. Warfield

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Robert E. Warfield and wife, Doris E. Warfield, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Robert E. Warfield and wife, Doris E. Warfield executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 4th day of May, 2005.

Commission expires: February 23, 2008

Mary Anne Hardaway Notary Public

MARY ANNE HARDAWAY
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE