Davidson County DEEDWARR
Recvd: 07/05/05 10:31 2 pgs
Fees:13.00 Taxes:567.58

20050705-0076685

McCann & Hubbard
7105 Crossroads Blvd. #102
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

This instrument prepared by
THE HOME CLOSING COMPANY, INC.
214 Centerview Drive Suite 225
Brentwood, TN 37027

OWNER:
Name **Brandon W. Yohanek**
Address **4985 Alexis Drive**
City/State/Zip **Antioch, TN 37013**

SEND TAX BILLS TO: Irwin Mortgage Corp
Name
Address 10500 Kincaid Dr
City/State/Zip Fishers IN 46038-9627

FOR AND IN CONSIDERATION of the sum of **Ten Dollars ($10.00),** cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Judith Blackledge, A Single Woman, ("Grantor") has this day bargained and sold, and does hereby transfer and convey unto **Brandon W. Yohanek, A Single Man, ("Grantee")** its successors and assigns, all its right, title and interest in and to property located in **DAVIDSON** County, State of **TENNESSEE**, more particularly described as follows:

Land in Davidson County, Tennessee, Being Lot No. 169 on the Plan of Phase I, Oak Highlands, as shown by plat appearing of record in Plat Book 6900, pages 432-435, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Judith Blackledge, an unmarried woman, by Warranty Deed dated May 29, 2003, from William J. Beattie and Katherine R. Beattie, of record in Instrument No. 20030602-0074661, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2005 and subsequent years and all matters of record including restrictions, declarations, easements, dedications, agreements, memorandums, and assessments, as shown of record in the Register's Office for Davidson County, Tennessee.

Map-Parcel No.'s: Map 173 Group 4A Parcel 169CO

This is improved property known as: 4985 Alexis Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest belonging to the said grantees, their heirs and assigns forever. **I** covenant that **I am** lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.
I further covenant and bind **my** heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

Witness **my** hand this **30th** day of **June, 2005.**

Judith Blackledge

Judith Blackledge

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY APPEARED before me **the undersigned**, a Notary Public in and for said County and State, **Judith Blackledge** with whom I am personally acquainted, and who acknowledged that **she** executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office this 30th day of June, 2005.

KIMBERLY A. TOMLIN NOTARY PUBLIC AT LARGE TN WILLIAMSON COUNTY

Commission expires exp. 6/28/08

6/30/05
Notary Public

STATE OF TENNESSEE
COUNTY OF **WILLIAMSON**

The actual consideration or value whichever is greater, for this transfer is **$153,400.00**

Affiant _____

Subscribed and sworn to before me, this the 30th day of June, 2005.

My commission expires 4/28/08

_____
Notary Public - Register

