WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,300.00

Joe M Yates
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JUNE, 2005.

Carol R Rivers
Notary Public

MY COMMISSION EXPIRES: 11/10/08
(AFFIX SEAL)

CAROL R. RIVERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

Return To:
Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 07/13/05 15:50 2 pgs
Fees:13.00 Taxes:304.51
20050713-0081389

B-4615

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vanessa E. Newsom	New Owner	106-13-0-094.00
(NAME)	(NAME)	
2132 Rosemary Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	,	
(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, Joe M. Yates and wife, Betty Jean Yates, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Vanessa E. Newsom, an unmarried person, 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:

Lot No. 21 on the map of Glenrose Park of record in Book 974, Page 98, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to J.E. Yates and wife, Edna Yates by Warranty Deed from Kimbrough, Inc. dated September 29, 1942, of record in Book 1194, Page 498, Register's Office for Davidson County, Tennessee. Edna Yates died June 1995. Said property being further conveyed to Joe M. Yates and wife, Betty Jean Yates by Quitclaim Deed from Joe E. Yates, dated June 13, 1996, of record in Book 10091, Page 574, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 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 government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2132 Rosemary Lane, Nashville, TN 37210
(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 our hands this 27th day of June, 2005.

Joe M Yates
Joe M. Yates

Betty Jean Yates
Betty Jean Yates

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

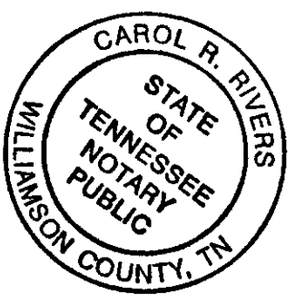
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joe M. Yates and wife, Betty Jean Yates the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 27th day of June, 2005.

Commission expires: 11/10/08

Carol R. Rivers

Notary Public



~~RETURN TO:~~

Jack Case Wilson Title Associates, LLC
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Ste. 150
Brentwood, Tennessee 37027