Record 159

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/05/05 08:26 2 pgs
Fees:13.00 Taxes:468.42
20051005-0119701

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,600.00

Daphne M. Davis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2005.

HAL E. WILSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 9-22-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Riney Title & Escrow, LLC, 7003 Chadwick Drive, Ste. 227, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donna Kristine Yarbrough	same	75-12-C 49.00CO
(NAME)	(NAME)	
749 Tulip Grove Road, Unit 1003		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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,

Terry R. Eastland, II and wife, Lindsey M. Eastland,

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

Donna Kristine Yarbrough, unmarried

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. 49, (Unit No. 1003) on the Brookside Park (Villa) Townhomes, Phase Two, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20001010-0100359, Register's Office for Said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being same property conveyed to Terry R. Eastland, II, unmarried by Warranty Deed from NVR, Inc., a Virginia Corporation, trading as Fox Ridge Homes, dated June 13, 2001 of record in Instrument No. 20010618-0064325, Register's Office for Davidson County, Tennessee.

This property is conveyed subject to: (1) Taxes which have been prorated and assumed by the 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 749 Tulip Grove Road #1003, Hermitage, TN 37076
(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 30th day of September 2005.

Terry R. Eastland II

Lindsey M. Eastland

Terry R. Eastland II

Lindsey M. Eastland

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby certify that on this 30th day of September 2005 before me, a Notary Public in and for the State and County aforesaid, personally appeared Terry R. Eastland II and wife, Lindsey M. Eastland, known to me or satisfactorily proven to be the person(s) whose name(s) are subscribed to the within instrument and acknowledge that they executed the same for the purpose therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 30th day of September, 2005.

Commission expires: 5-27-07

Sharon L. Riney

Notary Public

