# WARRANTY DEED

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 11/21/05 12:20 2 pgs
Fees:13.00 Taxes:333.00

20051121-0140256

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF NOVEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: July 19, 2008

(AFFIX SEAL)

REBECCA T. GARLAND NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **EDWIN DANIEL YEOMANS** | HOMECOMINGS | **86-11-B-23CO** |
| 20430 Welborn Road (NAME) **429 RAINTREE PLACE** | (NAME) 2101 REXFORD, SUITE 168 W | |
| North Ft. Myers, FL 33917 (ADDRESS) **HERMITAGE, TN 37076** | (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, **SHELIA D. WHITE and ANGELO V. VARALLO, as tenants in common**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EDWIN DANIEL YEOMANS, MARRIED AND MARK LEPERA, MARRIED**, 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, TENNESSE, BEING BUILDING NO. 7, UNIT NO. 3 AND GARAGE NO. 7-3-G ON THE PLAN OF REVISED PHASE 2 & 2A, HERMITAGE WOODS CONDOMINIUM APARTMENT OF RECORD IN BOOK 4860, PAGES 62, 63 AND 64 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ANGELO V., UNMARRIED BY DEED FROM TOMMY G. CAMPBELL AND WIFE, CHERYL F. CAMBELL OF RECORD IN BOOK 5328, PAGE 562 DATED AUGUST 21, 1978 AND RECORDED AUGUST 23, 1978 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO ANGELO V. VARALLO AND SHELIA D. WHITE, AS TENANTS IN COMMON BY QUITCLAIM DEED OF RECORD IN INSTRUMENT NO. 20020603-0066690 DATED MAY 21, 2002 AND RECORDED JUNE 3, 2002 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BY ORDER OF THE CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE PROBATE DIVISION, CASE NO. 02P-1941, DATED SEPTEMBER 16, 2005, SAID PROPERTY WAS ORDERED SOLD AND GEORGE CATE, JR. CONSERVATOR WAS AUTHORIZED TO SIGN ON BEHALF OF ANGELO V. VARALLO.

unimproved ☐

This is improved ☒ property, known as **429 RAINTREE PLACE, 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 **15TH day of NOVEMBER, 2005.**

Shelia D. White

**SHELIA D. WHITE**

George H. Cate, Jr.

**GEORGE CATE, JR., CONSERVATOR FOR ANGELO V. VARALLO**

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned, of State and County aforesaid, personally appeared **Shelia D. White, unmarried** with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the person who executed the fore going instrument for the purpose there in contained, and that she executed the same as her free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **15TH day of NOVEMBER, 2005.**

Commission expires: **July 19, 2008**

**JUSTIN TATUM** Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned , a Notary Public within and for the State and County aforesaid, personally appeared **George Cate, Jr. Conservator for Angelo V. Varallo**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the **Conservator** for **Angelo V. Varallo** the within named bargainor, and that as such **Conservator**, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **George Cate, Jr. as Conservator on behalf of Angelo V. Varalo.**

WITNESS my hand and official seal at office at **Nashville**, Tennessee on this **15th day of November, 2004.**

My Commission Expires: **July 19, 2008**

Notary Public **Justin Tatum**

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

On this **26th** day of **October, 2005**, before me personally appeared **George Cate, Jr.** to me known to be the person(s) described in an who executed the foregoing instrument, and who acknowledged the execution of the same to be his their fee act and deed. Witness my hand and official seal.

WITNESS my hand and official seal at office at **Nashville**, Tennessee on this **15th day of November, 2004.**

My Commission Expires: **July 19, 2008**

Notary Public **Justin Tatum**