File No. 251000633

WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF NOVEMBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 5/23/09

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 11/21/05 12:25 2 pgs
Fees:13.00 Taxes:368.15

20051121-0140262

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edwin Daniel Yeomans	Homecomings Financial Network, Inc.	Map 086-11-0-B-013.00
(NAME) ~~417 Raintree Place~~ 20430 Welborn Road	(NAME) 2101 Rexford Road, Suite 168W	
(ADDRESS) ~~Hermitage, TN 37076~~ North Ft. Myers, FL 33917	(ADDRESS) Charlotte, North Carolina 28211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Carolyn H. Burkett, and Husband Gerald A. Burkett, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edwin Daniel Yeomans, Married* HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

* and Mark LePera, married

BEING Unit No. 1, Building 8 in Raintree Village, a Condominium, created under Chapter 27, Title 64 of the Tennessee Code Annotated, as amended and as established by a Master Deed of record in Book 4753, Page 140 as shown by plat of record in Plat Book 4675, Pages 36 through 38, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Carolyn H. Burkett, et vir Gerald A. Burkett by deed from Charles F. Ashley and wife, Louise O. Ashley of record in Deed Book 10180, page 949, and recorded on 9/6/1996 at the Register's Office for said County.

Subject to all matters as set forth per Plat Book 4675, Pages 36, 37 & 38, Register's Office of said County.

Subject to Master Deed and By Laws of record in Deed Book 4753, Page 140, Register's Office of said County.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 417 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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 16th day of November, 2005.

Carolyn H. Burkett

Gerald A. Burkett

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Carolyn H. Burkett, and Husband Gerald A. Burkett, 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 Mt. Juliet, this 11/16/2005.

My Commission Expires: 1-23-06

Notary Public

WILSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
TRACEY TRUMPHOUR

File Number: 251000633

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