File No. 260101548

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/03/06 15:03 2 pgs
Fees:13.00 Taxes:368.15
20060303-0025146

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF FEBRUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: Jerry A. Kennon
Notary Public, Davidson County, Tennessee
My Commission Expires March 25, 2006

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stacy M. Sharp	SunTrust Mortgage, Inc.	Map 163-16, Group A, Parcel 66.00
(NAME) 1002 Halifax Lane	(NAME) 201 4th Avenue N	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Nashville, Tennessee 37219	
(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, Eric G. Yarbrough and wife, Tanya M. Yarbrough, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stacy M. Sharp, HEREINAFTER CALLED THE GRANTEE(S), Her HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. 166, on the Plan of Phase One, Provincetown, a Horizontal Property Regime with Private Elements of record in Instrument No. 200311190618785-Exhibit "A-1", Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Eric G. Yarbrough and wife, Tanya M. Yarbrough, by Deed from Centex Homes, a Nevada General Partnership, dated February 2, 2005, filed for record on February 7, 2005, in Instrument Number 200502070014054, Register's Office for Davidson County, Tennessee.

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 1002 Halifax Lane, Antioch, TN 37013
(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), Her 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), Her 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 28th day of February, 2006.

Eric G Yarbrough by Attorney in fact
Eric G. Yarbrough

Tanya M. Yarbrough

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Tanya M. Yarbrough married , 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 28th day of February, 2006.

My Commission Expires:

Notary Public

Jerry A. Kennon
Notary Public, Davidson County, Tennessee
My Commission Expires March 25, 2006

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Tanya M. Yarbrough, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Eric G. Yarbrough, as his Attorney In Fact, under Power of Attorney bearing Inst. No 20060303-0025145 gister's Office, Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Eric G. Yarbrough, under said Power of Attorney.

Witness my hand and official seal at office in Brentwood, Tennessee, this the 28th day of February, 2006.

My Commission Expires:

Notary Public

Jerry A. Kennon
Notary Public, Davidson County, Tennessee
My Commission Expires March 25, 2006

File Number: 260101548

RETURN TO:
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027