(1)

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/10/06 16:13 2 pgs
Fees:13.00 Taxes:639.73

20060410-0041307

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF APRIL, 2006.

Notary Public

MY COMMISSION EXPIRES: 10/2/07

(AFFIX SEAL)

NORA M. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
COMMISSION EXPIRES OCTOBER 2, 2007

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric C. Hamiter	Countrywide Home Loans, Inc.	Map 141-6-A
(NAME) 7717 Poplar Ridge Drive	(NAME) P. O. Box 961206, FTWX-22	Parcel 43
(ADDRESS) Nashville, TN 37221	(ADDRESS) Fort Worth, TX 76161-1206	
(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, **ERIN HARLEY YU AND HUSBAND JAMES YU**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ERIC C. HAMITER AND WIFE, AMY HAMITER,** 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. 42 on the Plan of Poplar Ridge, a Planned Unit Development, Section 4, of record in Plat Book 9700, page 119, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Erin Harley and James Yu, both unmarried, by deed from Jeff A. Fox and wife, Sara B. Fox, of record in Instrument #20010629-0068987, said Register's Office. Erin Harley and James Yu have since married. Erin Harley is now known as Erin Harley Yu.

This conveyance is subject to (a) 2006 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 9700, page 119, said Register's Office; (c) restrictive covenants of record in Book 8113, page 105, Book 10322, page 76, Book 10370, page 333 and Book 10948, page 482, said Register's Office; and (d) and Bylaws of record in Book 8113, page 116, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 7717 Poplar Ridge Drive, Nashville, TN 37221
(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 4th day of April, 2006.

Erin Harley Yu

James Yu

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Erin Harley Yu and James Yu, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 4 day of April, 2006.

Commission expires:

JOHN GREGORY HARDEMAN
NOTARY PUBLIC
STATE OF TENNESSEE
Exp. 3/21/09
DAVIDSON COUNTY, TENN.

Notary Public