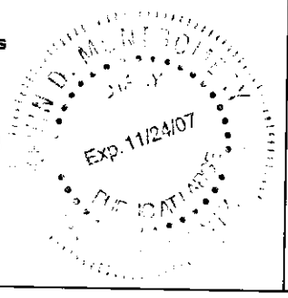
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/12/06 11:21 2 pgs
Fees:13.00 Taxes:610.50
20060612-0069510



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Marie H Mennenga
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JUNE, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
Darrell L. Mennenga	Darrell L. Mennenga	Map 142-7-C
(NAME) 224 Myhr Green	(NAME) 224 Myhr Green	Parcel 38
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37221	
(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, **JIMMY YATES AND WIFE, BRENDA YATES**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DARRELL L. MENNENGA AND MARIE H. MENNENGA, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 38 of Ashley Green, a horizontal property regime established pursuant to the provisions of the Tennessee Horizontal Property Act (T.C.A. 66-27-101 et seq.) and the provisions of the Master Deed and Bylaws of Ashley Green of record in Book 7184, page 44 and Book 7482, page 312 and certificate of correction of record in Book 7467, page 279, Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description thereof; together with an undivided percentage interest in the Common Elements and all other rights, power, privileges and interest appertaining to said Unit.

Being the same property conveyed to Jimmy Yates and wife, Brenda Yates, by deed from Gladys M. Pinson, a widow, of record in Instrument #20041201-0142707, said Register's Office.

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 6900, page 24, said Register's Office; (c) easements of record in Book 5374, gape 511, Book 5407, page 643 and Book 6483, page 907, said Register's Office; and (d) Master Deed and Bylaws of record in Book 7184, page 44 and Book 7482, page 312, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 224 Myhr Green, Nashville, Tennessee 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 9th day of June, 2006.

Jimmy Yates

Brenda Yates

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 Jimmy Yates and wife, Brenda Yates, 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 9th day of June, 2006.

Commission expires:

Exp. 11/24/07

Notary Public