Box 9-B

WARRANTY DEED 8973

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

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$159,000.00**

Affiant

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

Notary Public

MY COMMISSION EXPIRES: ~~November 24, 2007.~~
(AFFIX SEAL)

NOTARY PUBLIC
AT LARGE
Christina M. Read
My Commission Expires
November 25, 2006
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sean T. Boyd	**FNMC, a division of National City Mortgage Co.**	**164-13-0 080.00**
(NAME)	(NAME)	
3729 Asheford Drive	**2730 W. University Blvd. #604**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Wheaton, MD 20902**	
(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, **Jeffrey J. Yeakel**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sean T. Boyd and wife, Andrea Boyd**, 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. **254** on the Plan of the First Revision of **Asheford Crossing**, Section Two, a Planned Unit Development of record in Plat Book **9700**, Page **171**, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to **Jeffrey J. Yeakel and wife, Julie Ann Yeakel** by deed of record in Instrument 20010614-0062771, Register's Office for **Davidson** County, Tennessee.

Being further conveyed to Jeffrey J. Yeakel by deed of record in Instrument No. 20060706 0080613, said Register's Office.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **3729 Asheford Drive, 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 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.

Davidson County DEEDWARR
Recvd: 07/06/06 09:26 2 pgs
Fees:13.00 Taxes:588.30
20060706-0080614

Witness my/our hand(s) this 28th day of June, 2006.

Jeffrey J. Yeakel

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 Jeffrey J. Yeakel the bargainor(s), 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 Antioch, Tennessee, this 28th day of June, 2006.

Commission expires: ~~11/24/07~~ 9/23/07

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission