Davidson County DEEDWARR
Recvd: 07/31/06 09:07 2 pgs
Fees:13.00 Taxes:1905.50

20060731-0091927

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $515,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of July, 2006.

Notary Public

MY COMMISSION EXPIRES: September 30, 2009.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, Tennessee 37215

ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP
Thomas P. Yow	First Horizon Home Loan Corp.	083-09-0
1209 Holly Street	4000 Horizon Way	GROUP
Nashville, Tennessee 37206	Irving, TX 75063	PARCEL 251.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ********** Five Hundred Fifteen Thousand Dollars and Zero Cents ($515,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Michael Wayne Rhodes, married, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Thomas P. Yow and wife, Deborah T. Yow, 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.

BEING Lot No. 26 on the Map of East Edgefield Plan of Lots of record in Book 21, page 147, Register's Office for Davidson County, Tennessee.

SAID Lot No. 26 fronts 50.0 feet on the northerly side of Holly Street and runs back between parallel lines 170.0 feet to an alley.

BEING the same property conveyed to Michael Wayne Rhodes, unmarried, by deed dated January 18, 1996, from Anna Jaap and husband, Jeffrey W. Hand, of record in Book 9922, page 308, Register's Office for Davidson County, Tennessee; the said Michael Wayne Rhodes having since married.

Lindsay Fairbanks, spouse of Michael Wayne Rhodes, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all matters shown on the plan of record and the property taxes for the current year which have been prorated between the parties herein and assumed by the Grantees herein.

This is:

unimproved ☐

improved ☒ property known as 1209 Holly Street, Nashville, Tennessee 37206

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 I do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 my hand this 28th day of July, 2006.

Michael Wayne Rhodes

Lindsay Fairbanks

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Michael Wayne Rhodes and Lindsay Fairbanks, the bargainors, 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 28th day of July, 2006.

Commission expires: September 30, 2009

Mitchell A. Watts Notary Public

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY