WARRANTY DEED

Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$210,000.00**

Stephanie Apelt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF SEPTEMBER, 2006.

M L Nickerson
Notary Public

MY COMMISSION EXPIRES: 8-9-09

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lewis Linn	Synovus Mortgage Corp.	**103-4-352**
(NAME) **4103 Utah Avenue**	(NAME) 2204 Lakeshore Dr. Ste 325	
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) Birmingham AL 35209	
(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, **Peggy Yanger**, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lewis Linn**, 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, State of Tennessee, being part of Lot No. 83 on the map of West End Annex of record in Book 332, Page 61, Register's Office for said County.

Said part of Lot No. 83 begins at a point in the southerly margin of Utah Avenue, formerly 7th Street or Avenue, which point is 50 feet westerly from the westerly margin of 41st Avenue North, formerly Sylvan Street; thence westerly and with the southerly margin of Utah Avenue, 50 feet to a point, which point is 50 feet east of the northwest corner of the Lot No. 83' then southerly and parallel with the west line of Lot No. 83, 163.3 feet, more or less, to a point in the northerly margin of an alley, which point is 50 feet east of the southeastern corner of Lot No. 83; thence easterly and with the northerly margin of said alley, 50 feet to a point, which point is 50 feet west of the southeast corner of Lot No. 83; thence northerly and parallel to the westerly line of Lot No. 83, 163.3 feet, more or less, to the point of beginning.

Being the same property conveyed to Peggy Yanger by deed dated August 2, 1994 from Georgia B. Light of record in Book 9428, Page 745, Register's Office for Davidson County, Tennessee.

Subject to current years taxes, easements, restrictions, covenants and/or rights of way of record in said Register's Office.

~~Albert T. Yanger, husband of the said Peggy Yanger, joins in this conveyance for the purpose of conveying any and all right and title that he may now, or at any time in the future, have in subject property, especially his marital rights.~~
The subject property was used as investment property on behalf of the Grantor, Peggy Yanger.

unimproved ☐

This is improved ☒ property, known as **4103 Utah Avenue, Nashville, TN 37209**

(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 my hand this 6th day of September, 2006.

Peggy Yanger
Peggy Yanger

Davidson County DEEDWARR
Recvd: 09/08/06 16:09 2 pgs
Fees:13.00 Taxes:777.00

20060908-0111719

STATE OF ~~TENNESSEE~~ Virginia

COUNTY OF ~~DAVIDSON~~ Fairfax

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Peggy Yanger, 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 6TH DAY OF SEPTEMBER, 2006.

Commission expires: 9/30/09

Linda Smyser

Notary Public

