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| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter Morgan & Patterson**<br>**Attorneys-at-Law**<br>**2000 Richard Jones Road**<br>**Suite 110**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 26021-10-2006**<br>File Box 9B | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br><br>The actual consideration or value, whichever is greater, for this transfer is: $212,000.00.<br><br>Rachel Hughes<br>Affiant<br><br>Subscribed and sworn to before me this 22nd day of November, 2006.<br><br>J. Michael Morgan<br>Notary Public<br><br>My Commission Expires:<br><br>NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 25, 2009 STATE OF TENNESSEE |

# WARRANTY DEED

| | | |
|---|---|---|
| **Address New Owner:**<br>Rachel J. Hughes, Sharon E. Rollins<br>284 Myrh Green<br>Nashville, TN 37221 | **Send Tax Bills To:**<br>Countrywide Home Loans<br>3011 Armory Drive Suite #120<br>Nashville, TN 37204 | **Tax Information:**<br><br>Map No.142.07-0C<br>Parcel No. 068.00-CO |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brenda L. Yates and Jimmy B. Yates**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rachel J. Hughes, unmarried and Sharon E. Rollins, unmarried, as joint tenants with Right of Survivorship** ("Grantee"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

*husband

This is improved property located at 284 Myrh Green, Nashville, TN 37221

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 22nd day of November, 2006.

Brenda L. Yates

Brenda L. Yates

Jimmy B. Yates

Jimmy B. Yates

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Brenda L. Yates and Jimmy B. Yates**, 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, at office, this 22nd day of November, 2006.

J. Michael Morgan

Notary Public

My Commission Expires:

J. MICHAEL MORGAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 25, 2009 STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 11/28/06 13:32 2 pgs
Fees:13.00 Taxes:784.40

20061128-0146746

# EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 68, together with the appurtenant interest in the common elements of Ashley Green horizontal property regime established by Master Deed, of record in Book 7184, page 44, corrected in Book 7467, page 279 and amended in Book 7482, page 312, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "C" to the aforementioned Master Deed and being located upon the Boundary Plat of Ashley Green of record in Plat Book 6900, page 978, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jimmy B. Yates and wife, Brenda L. Yates by Deed dated April 7, 2006 from Jewel C. Crandall, Devisee under the Last Will and Testament of Jane Clark Robinson of record in Instrument No. 20060412-0042115, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2006 City/County Taxes which have been paid by the Grantor and prorated by the parties.
2. Charter of Incorporation of The Ashley Green Owner's Association of record in Book 7140, page 69, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Ashley Green, of record in Book 7184, page 44, corrected in Book 7467, page 279, amended in Book 7482, page 312, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. All matters appearing on the Plan of record as Book 6900, page 978, Register's Office for Davidson County, Tennessee.
6. Easement for sewer purposes of record in Book 5374, page 511, Register's Office for Davidson County, Tennessee.
7. Easement for sewer purposes of record in Book 6483, page 907, Register's Office for Davidson County, Tennessee.
8. Easement for Highway purposes of record in Book 5407, page 643, Register's Office for Davidson County, Tennessee.