File No. 261101096

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $501,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF DECEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: February 20, 2007.
(AFFIX SEAL)

Notary Public At Large

Davidson County DEEDWARR
Recvd: 12/21/06 15:24 2 pgs
Fees:13.00 Taxes:1853.70

20061221-0157807

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey B. Yates	SAME	162-16-0-065.00 (Lot 27-B) 162-16-0-018.00 (Lot 27-A)
(NAME)	(NAME)	162-16-0-025.00 (Lot 34-A)
332 Haddon Court		162-16-0-098.00 (Lot 39-B)
(ADDRESS)	(ADDRESS)	162-16-0-030.00 (Lot 39-A)
Franklin, TN 37067		162-16-0-093.00 (Lot 34-B)
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Barry Zeitlin and wife, Linda Zeitlin, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffrey B. Yates, married, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT I:
Being Lot No. 27-A and 27-B, Hickory Park Villas Section I Zone Lot Division Lots 21-31, as shown on plat of record in Plat Book 5800, page 191 as amended in Plat Book 6250, page 314, in the Register's Office, Davidson County, TN to which plat reference is hereby made for a more complete description of said property.

TRACT II:
Being Lot No. 34-A, 34-B, 39-A and 39-B, Hickory Park Villas Section 2 Lots 32 thru 40 Zone Lot Division as shown on plat of record in Plat Book 5200, page 603 as amended in Plat Book 6250, page 598, in the Register's Office, Davidson County, TN to which plat reference is hereby made for a more complete description of said property.

Being part of the same property conveyed to Barry Zeitlin and wife, Linda Zeitlin by Assumption Warranty Deed dated November 14, 2005 and recorded in Instrument # 20051115-0138194, Register's Office for Davidson County, Tennessee. Being further conveyed to HPI Investments, A Tennessee Partnership composed of Garry Zeitlin, Richard L. Zeitlin and Todd P. Zeitlin, by Quitclaim Deed dated September 5, 1985 of record in Book 6692, page 884, and by Quitclaim Deed dated November 14, 2005 of record as Instrument # 200511150138174, said Register's Office.

This conveyance is subject to Charter to Hickory Park Villas Homeowners Association of record in Record Book 7891, page 217; Ingress/Egress easement of record in Book 4984, page 569; Restrictions of record in Book 6815, page 800; All matters shown on the plan of record in Plat Book 5800, Page 191 as amended in Plat Book 6250, page 314 and Plat Book 5200, page 603 as amended in Plat Book 6250, page 598; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1217 Clubhouse Lane, 1219 Clubhouse Lane, 1316 Hickory Park Court, 1318 Hickory Park Cuort, 5413 Hickory Park Drive and 5415 Hickory Park 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 GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his 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/our hands this 13th day of December, 2006.

BARRY ZEITLIN
Barry Zeitlin

BY: KEITH STRAIN ATTY-IN-FACT
Keith Strain, Attorney in Fact

LINDA ZEITLIN
Linda Zeitlin

BY: KEITH STRAIN ATTY-IN-FACT
Keith Strain, Attorney in Fact

STATE OF TENNESSEE

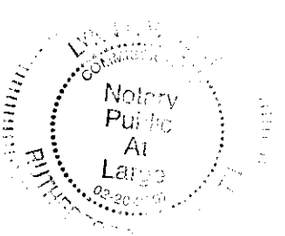
COUNTY OF DAVIDSON

Before me personally appeared Keith Strain, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact for Barry Zeitlin and Linda Zeitlin, and is authorized by them to execute this instrument in their behalf by virtue of an instrument of record in Instrument No 20061221-0157790, of the Register's Office of Davidson County, Tennessee.

Witness my hand at office this 13th day of December, 2006.

Commission expires:

Notary Public



File Number: 261101096

RETURN TO:
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129