File No. 261200125

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/27/06 10:07 2 pgs
Fees:13.00 Taxes:1006.40
20061227-0158994

STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $272,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF DECEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 6/19/09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Wayne Mashburn	Robert Wayne Mashburn	064-08-0A-039.00CO
(NAME) 1012 Wyntergrace Farm Road	(NAME) SAME	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) ,	
(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(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, We, Robert D. Yocom, unmarried and Frances M. Holland-Yocom, unmarried, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert Wayne Mashburn and wife, Cecilie S. MAshburn, HEREINAFTER CALLED THE GRANTEE(S), 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. 118 on the Plan of Section ONE, MERRITT DOWNS SUBDIVISION, as of record in INSTRUMENT NUMBER 20010523-0053201, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Robert D. Yocom, unmarried and Frances M. Holland, married by deed from Francis Santore, a married man and Anastasija Santore, his wife, of record in Instrument number 20050228-0021726 and re-recorded in Instrument number 20050512-0053626, Register's Office for said County. The said Robert D. Yocom and Frances M. Holland having since married.

Subject to all matters as set forth per INSTRUMENT NUMBER 20010523-0053201, Register's Office of said County.

Restrictive Covenants of record in INSTRUMENT NUMBERS: 200107020069864 AND 2001060-40057881, Register's Office of said County.

Charter of Homeowner's Association as shown of record in INSTRUMENT NUMBERS: 200106080060785 AND 200111270129417, Register's Office for said County.

By-Laws as shown of record in INSTRUMENT NUMBER 200106080060786, Register's Office for said County.

QUITCLAIM Easement as shown of record in INSTRUMENT NUMBER 200206190074316, Register's Office for said County.

STORMWATER Detention Agreement as shown of record in Instrument number 20010119-0006024; Sanitary and Sewer Esement as shown of record in Instrument number 20001208-0121300, Register's Office for said County.

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 1012 Wyntergrace Farm Road, Old Hickory, TN 37138
(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(S), Their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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/our hands this 15th day of December, 2006.

Robert D. Yocom

Frances M. Holland-Yocom

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Robert D. Yocum and Frances M.* the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

*Holland-Yocum

Witness my hand at office this 15th day of December, 2006.

Commission expires: 4/16/08

Rebecca Campbell Notary Public State of Tennessee County of Sumner

Notary Public

File Number: 261200125

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122