WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/08/07 10:41 3 pgs
Fees:18.00 Taxes:388.50
20070208-0016644

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 6TH DAY OF FEBRUARY, 2007.

NOTARY PUBLIC

MY COMMISSION EXPIRES: (AFFIX SEAL)

RYAN BARRETT SCOTT NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES MARCH 03, 2010 ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Creative Title and Escrow, LLC
1994 Gallatin Road North, Suite 202, Madison, TN 37115

Address New Owner(s) As Follows:	*Send Tax Bills To:*	Map and Parcel Number:
Robin M. Favela	**same**	**133-11-17**
3720 Grubbs Road		
Nashville, TN 37211		

FOR AND IN 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,

Stephanie Poole Mellons, ummarried, n/k/a Stephanie Yates, a married woman,

****** **Scott Yates**, joins in this conveyance to relinquish any and all right, especially marital rights, which **she/he** may have in said property by virtue of **his/her** marriage to Stephanie Yates. ******

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

Robin M. Favela, unmarried,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **Davidson** COUNTY, STATE OF **Tennessee,** DESCRIBED AS FOLLOWS, TO-WIT:

See attached legal Exhibit "A"

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

City and or County taxes for the year 2007 and subsequent years a lien but not yet due and payable.

All Easements, Restrictive Covenants and Conditions, and other matters of record, including all items set out on any applicable plat of record.

NO COVERAGE IS AFFORDED AS TO THE EXACT AMOUNT OF ACREAGE OR SQUARE FOOTAGE CONTAINED WTIHIN THE PROPERTY HEREIN DESCRIBED.

All matters on the Plan of Record in Plat Book 2133, page 23, said Register's Office, including any and all revisions, corrections and/or amendments thereto of record.

All Misc. easements and intrusions Public Utilities Easement of record in Book 2155, page 192, said Register's Office.

All Restrictions of record in Book 2104, page 614, said Register's Office.

(X) Improved
This ( ) Unimproved property is known as: **3720 Grubbs Road**
Nashville, TN 37211

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 not 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 ever 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 February, 2007.

Stephanie Yates

Stephanie Poole Mellons, ummarried, n/k/a Stephanie Yates, a married woman,

Scott Yates

Scott Yates

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Scott Yates and Stephanie Yates**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, TENNESSEE

This 6th day of February, 2007.

Notary Public

My Commission Expires:

RON GARRISON
STATE OF TENNESSEE NOTARY PUBLIC
EXPIRES MARCH 03, 2010
ROBERTSON COUNTY

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Parma Heights, of record in Book 2133, page 23, Register's Office for said County.

Said Lot 27 fronts 62 feet on the southeasterly margin of Grubbs Road and extends back 163.5 feet on the northeasterly line and 162.7 feet on the southwesterly line to a dead line in the rear, measuring 62 feet thereon.

Being the same property conveyed to Stephanie Poole Mellons, unmarried, by Warranty Deed from William L. Carver and wife, Deborah Carver, filed for record 02/19/03 in Instrument No. 20030219-0021264, Register's Office for Davidson County, Tennessee.