WARRANTY DEED

STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires June 8, 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,999.00

Kenneth Sweeney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF February, 2007.

Notary Public

MY COMMISSION EXPIRES: 6-8-09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tonya Yokley	United Wholesale Mortgage	10816026500
(NAME)	(NAME)	
1419 Timber Valley Drive	555 S. Adams Road	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37214	Birmingham, Michigan 48009	
(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, Zachry F. Martin and wife, Janice F. Martin, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tonya Yokley, 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:

Being Lot No. 48B on the Plan of Percy Priest Woods, Section II, as of record in Plat Book 6250, Page 127, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Zachry F. Martin, by Quitclaim Deed dated November 16, 1984, from Janice F. McElroy, as of record in Book 6482, Page 396, Register's Office for Davidson County, Tennessee. Also, being the same property conveyed to Zachry F. Martin and Janice F. McElroy, by Warranty Deed dated September 21, 1984, from Percy Priest Woods, a Joint Venture, as of record in Book 6387, Page 997, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

Davidson County DEEDWARR
Recvd: 03/01/07 09:25 2 pgs
Fees:13.00 Taxes:370.00
20070301-0025168

unimproved ☐

This is improved ☒ property, known as 1419 Timber Valley Drive, Nashville, TN 37214

(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 our hands this 21 day of February, 2007.

Zachry F. Martin

Janice F. Martin

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Zachry F. Martin and Janice F. Martin, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that ~~her~~ they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 21 day of February, 2007.

Commission expires: November 14, 2009

Notary Public

Tabitha N. Calhoun
STATE OF TENNESSEE NOTARY PUBLIC