This instrument prepared by:
Lehman Land Title, Inc.
6 Cadillac Drive Suite 190
Brentwood, TN 37027
(615) 371-8999

File No.: **3028**

Davidson County DEEDWARR
Recvd: 05/11/07 10:51 2 pgs
Fees:13.00 Taxes:599.40
20070511-0056738

WARRANTY DEED

THIS INDENTURE, made and entered into this **May 10, 2007** ,by and between **Kimberly Michelle Costner n/k/a Kimberly Michelle Yeager, married**, parties of the first part, and **Elizabeth D Gentry, an unmarried individual**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 17 ON THE PLAN OF HIDDEN CREEK, PHASE 1, SECTION 1, PHASE 2 AND PHASE 3, SECTION 1, A PLANNED UNIT DEVELOPMENT, AS OF RECORD IN INSTRUMENT NO. 20030213-0020016 AND AS CORRECTED IN INSTRUMENT NO. 20030331-0042208, 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 KIMBERLY MICHELLE COSTNER, AN UNMARRIED WOMAN BY WARRANTY DEED FROM BEAZER HOMES CORP. D/B/A PHILLIPS BUILDERS, A TENNESSEE CORPORATION, RECORDED ON THE 29TH DAY OF SEPTEMBER, 2003 IN INSTRUMENT NO. 20030929-0143119, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **173-16-0A-009.00, 173-16A-9.00 CO**

☒ Improved OR

☐ Unimproved property located at: **3104 Hidden Creek Drive, Nashville, TN 37013**

Jonathan Yeager executes this document with the consent of grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Kimberly Michelle Yeager

Kimberly Michelle Yeager

Jonathan Yeager

Jonathan Yeager

STATE OF **Tennessee**

COUNTY OF **Williamson**

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Kimberly Michelle Yeager and Jonathan Yeager** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 9th day of May, 2007.

Notary Public

My Commission Expires: 3/12/2011

BRENDA R. LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

****

Owner's Name: **Elizabeth D Gentry**

and Address: **3104 Hidden Creek Drive, Nashville, TN 37013**

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Franklin American Mortgage Company
501 Corporate Centre Drive Suite 400
Franklin, TN 37067

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$162,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **5/10/2007.**

Notary Public

My Commission Expires: 9/20/10

SHERRI A. SCHMONSKY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires Sept 20 2010