File No. 270701357

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/24/07 11:23 2 pgs
Fees:13.00 Taxes:650.83
20070824-0101537

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF AUGUST, 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gary D. Yarnall	Gary D. Yarnall	142-14-0-009.00
(NAME) 734 Harpeth Parkway, West	(NAME) 734 Harpeth Parkway, West	
(ADDRESS) Nashville, Tennessee 37221	(ADDRESS) Nashville, Tennessee 37221	
(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, I, Susan E. Phillips, married (f/k/a Susan E. Irvine, an unmarried person), HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gary D. Yarnall and wife, Sandra K. Yarnall, 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:

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Section 1, Harpeth Valley Park, of record in Book 3600, pages 93 and 94, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Susan E. Irvine, an unmarried person, (n/k/a Susan E. Phillips, married), by warranty deed from Robert E. Hill and wife, DeAnne G. Hill, of record in Book 8853, page 318, Register's Office for Davidson County, Tennessee, dated January 29, 1993.

Subject to all matters as set forth per Plat Book 3600, Page 93-94, Register's Office of said County.

Restrictive Covenants/Declaration of Covenants, Conditions and Restrictions contained in Instruments of record in Book 3857, page 858 and Book 3866, page 656, said Register's Office.

The Grantee warrants that her current spouse has never lived in the subject property.

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 734 Harpeth Pwky West, Nashville, TN 37221
(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 20th day of August, 2007.

Susan E. Phillips

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Susan E. Phillips, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this August 20, 2007.

Witness my hand at office this 20th day of August, 2007.

Commission expires:

Notary Public

File Number: 270701357

RETURN TO:
Sidwell Title
5107 Maryland Way
Brentwood, TN 37027

