WARRANTY DEED

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 113,570.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of August, 2007

Notary Public:

MY COMMISSION EXPIRES: 1/23/2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Rebecca Searfoss	Countrywide Home Loans, Inc.	Map 086
211 Thistle Lane	2021 N. Gallatin Rd., Ste. 280	Group 14-0-A
Hermitage, TN 37076	Madison, TN 37115	Parcel 211

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

Clarizel Yarbrough f/k/a Clarizel S. Concepcion and husband, James Yarbrough

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Rebecca Searfoss

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 Unit No. 211, on the Plan of Stage Three, Hermitage Meadows, of record in Plat Book 6250, Page 300, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Clarizel S. Concepcion by deed from Tammy Renee Wilkes Moseley, of record in Instrument 20030616-0082271, said Register's Office. The said Clairzel S. Concepcion is now known as Clarizel Yarbrough.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 6034, Page 365; Book 6034, Page 383; Book 7660, Page 612; and Instrument 200103270029002, said Register's Office.

This conveyance is made subject to: (1) 2007 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6250, Page 300; and (3) Sewer and Water Line Easement of record in Book 7190, Page 101 and Book 6716, Page 815, said Register's Office.

Clarizel S. Yarbrough and Clarizel S. Concepcion being one in the same person.

The said James Yarbrough joins in this conveyance to convey any and all marital interest he/she may have in said property.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is improved (X) property, known as 211 Thistle Lane, Hermitage, TN 37076

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 23rd day of August, 2007.

Clarizel S. Yarbrough

James Yarbrough

Davidson County DEEDWARR
Recvd: 08/28/07 11:42 2 pgs
Fees:13.00 Taxes:420.21

20070828-0103163

STATE OF KENTUCKY
COUNTY OF Warren

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clarizel S. Yarbrough and James Yarbrough, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that heexecuted the within instrument for the purposes therein contained.

Witness my hand and official seal at Bowling Green, Kentucky, this 23 day of August, 2007.

My Commission Expires: 5-28-08 Joan Pendley
Notary Public

