WARRANTY DEED



STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF AUGUST, 2007.

Notary Public

MY COMMISSION EXPIRES: November 14, 2009.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Return To: Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

3019 / 18b

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jaime Hanna	Sun Trust Mortgage, Inc.	12005008000
(NAME)	(NAME)	
738 Greymont Drive	P. O. Box 79041	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Baltimore, MD 21279-0041	
(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, John H. Yancey and Jennifer Lynne Yancey, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jaime Hanna, an unmarried man, 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:

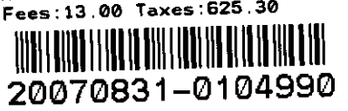
A Certain tract or parcel of land in Davidson County, Tennessee, being Lot 78 on the Map of Glencliff Estates, Section II, of record in Book 1130, Pages 77 and 78, Register's Office for Davidson County, Tennessee.

Said Lot No. 78 fronts 100 feet on the southeasterly side of Greymont Drive and extends back 219.5 feet on the southeasterly line and 321 feet on the northeasterly line to a dead line in the rear which measures 136 feet thereon, more or less.

Being the same property conveyed to John H. Yancey and Jennifer Lynne Yancey, husband and wife, by Warranty Deed dated October 28, 1992 from LeGrande D. Harvey and Kim Harvey, husband and wife of record in Book 8775, Page 693, 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: 08/31/07 12:08 2 pgs
Fees:13.00 Taxes:625.30



20070831-0104990

unimproved ☐

This is improved ☒ property, known as 738 Greymont Drive, Nashville, TN 37217

(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 30th day of August, 2007.

John H. Yancey

Jennifer Lynne Yancey

STATE OF TN

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John H. Yancey and Jennifer Lynne Yancey, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of August, 2007.

Commission expires: November 14, 2009

Notary Public

