WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/31/07 11:07 2 pgs
Fees:13.00 Taxes:592.00

20071031-0128293

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF OCTOBER, 2007.

Notary Public

MY COMMISSION EXPIRES: 01/24/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
3931-A Gallatin Pike
Nashville, Tennessee 37216

D-1224

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian M. Becker	USAA Federal Savings Bank	147-10-0 119.00
(NAME)	(NAME)	
626 Watsonwood Drive	10750 McDermott Freeway	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	San Antonio, TX 78288	
(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, Tommy Wayne Yates and wife, Shelia Yates, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brian M. Becker and wife, Kimberly P. Becker, 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. 207 on the Plan of Whispering Hills, Section II-A, of record in Book 2331, Page 132, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING all of the same property conveyed to Tommy Wayne Yates by Quitclaim Deed dated 10/30/1992 from Linda A. Yates of record in Book 8771, Page 630, Register's Office for Davidson County, Tennessee.

BEING all of the same property conveyed to Tommy Wayne Yates and wife, Linda A. Yates by Quitclaim Deed dated 12/28/1984 from Tommy Wayne Yates and wife, Linda A. Beech Yates and Robert F. Doyle, Trustee of record in Book 6460, Page 248, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Linda A. Beech by Quitclaim Deed dated 11/27/1984 from Frankie L. Beech, Sr., of record in Book 6460, Page 16, Register's Office for Davidson County, Tennessee.

BEING all of the same property conveyed to Frankie L. Beech, Sr. and wife, Linda A. Beech by Warranty Deed dated 02/22/1980 from John Barry Knight and wife, Cynthia Yvonne Knight of record in Book 5570, Page 61, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 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 government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 626 Watsonwood Drive, Nashville, TN 37211
(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 23rd day of October, 2007.

Tommy Wayne Yates

Shelia Yates

STATE OF TENNESSEE

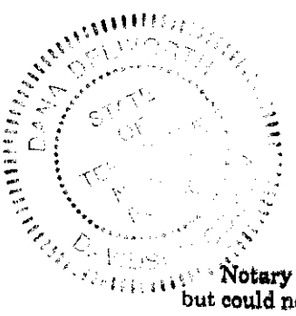
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tommy Wayne Yates and Shelia Yates the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence. and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of October, 2007.

Commission expires: 1/24/2009

Dana Delworth Notary Public



Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

RETURN TO:

Jack Case Wilson Title Associates, LLC
3931-A Gallatin Pike
Nashville, Tennessee 37216