Davidson County DEEDWARR
Recvd: 04/01/08 12:49 2 pgs
Fees:13.00 Taxes:492.10
20080401-0032534

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 28th day of March, 2008 by and between **Ashley L. Eubank (now known as Ashley E. Cates) and husband, Wendell Cates, III**, hereinafter referred to as GRANTOR, and Laura N. Wasson, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, TN, being Lot No. 126, Building K, on the Plan of Resubdivision of Lot No. 2, Phase 4, Townhouses at Village of Brentwood of record in Book 6900, page 614, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

This conveyance is subject to the following:

1) All matters appearing on the plan of the Resubdivision of Lot No. 2, Phase 4, Townhouses at Villages of Brentwood, of record in Book 6900, Page 614, Register's Office for said County.

2) Declaration of Covenants, Condition and Restrictions with By-Laws contained in instrument of record in Book 7231, page 789, Register's Office for said County.

3) Homeowners Association Charter of record in Book 6158, page 352 as amended in Book 7599, page 914; Book 7925, page 41; Book 7936, page 332; Book 8152, page 927 and Book 8163, page 593, Register's Office for said County.

4) Sanitary Sewer Easement of reord in Book 6730, page 508, Register's Office for said County.

Being the same property conveyed to Ashley L. Eubank, unmarried, by Deed from Stacy S. Dale, unmarried, dated June 3, 2005, recorded June 7, 2005, of record in Instrument 200506070064930, Register's Office for Davidson County, Tennessee.

Ashley L.Eubank has since married and is now known as Ashley Eubank Cates. Wendell Cates, III joins in this conveyance to relinquish all of his marital rights.

This is [X]improved [ ]unimproved property known as: **311 Yorkshire Circle, Nashville, TN 37211**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Ashley E. Cates

Wendell Cates, III

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Ashley L. Eubank and husband, Wendell Cates, III, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 28th day of March, 2008.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES SEPTEMBER 22, 2009

Name and Address of Property Owner:
Laura N. Wasson
311 Yorkshire Circle, Nashville, TN 37211

Send Tax Statements to:

Laura N. Wasson

311 Yorkshire Cir., Nashville TN 37211

Map & Parcel 161.11-OC-053.00-CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $133,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 28th day of March, 2008.

Notary Public

My Commission Expires:

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

28-1-094