WARRANTY DEED

Return to: File Box 9B
First Title & Escrow Co., Inc.
#27506

Davidson County DEEDWARR
Recvd: 05/06/08 14:18 2 pgs
Fees:13.00 Taxes:828.80

20080506-0046749

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,000.00

Christus M. Read
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2008.

Mary Esther Champion
Notary Public

MY COMMISSION EXPIRES: 11-14-09 (AFFIX SEAL)

MARY ESTHER CHAMPION
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 14, 2009

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, One Burton Hills Blvd., Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brandon L. Yerbich	JP Morgan Chase Bank	126-15-0-A-151.0 CO
(NAME) 8180 Settler's Way	(NAME) 5409 Maryland Way, #202	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Brentwood, TN 37027	
(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, Fred G. Weisbrodt, II and wife, Catherine A. Weisbrodt f/k/a Catherine A. Terwine, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brandon L. Yerbich and wife, Brandy L. Yerbich, 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. 175 on the Plan of Section Three, Boone Trace at Biltmore of record in Book 9700, page 758 and 759 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description thereof.

Being the same property conveyed to Fred G. Weisbrodt, II, and Catherine A. Terwin, both unmarried, as joint tenants with rights of survivorship, by deed from NVR, Inc., a Virginia Corporation, Successor by Merger to NVR Homes, Inc., a Virginia Corporation t/a Ryan Homes, a Virginia Corporation, of record as Book 11667, page 430, said Register's Office. The parties having since married and Catherine A. Terwin now being known as Catherine A. Terwin Weisbrodt.

Conveyance is subject to: 2008 county taxes, a lien, but not yet due and payable; all matters appearing on the Plan of record in Book 9700, page 758 and 759; all easements, restrictions, covenants of record.

unimproved ☐

This is improved ☒ property, known as 8180 Settler's Way, 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 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 April, 2008.

Fred G. Weisbrodt II

Catherine A. Weisbrodt f/k/a Catherine A. Terwin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Fred G. Weisbrodt, II and wife, Catherine A. Weisbrodt f/k/a Catherine A. Terwin, the within named bargainors, 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 ~~o~~ffice, this 30th day of April 2008.

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires MAR. 20, 2010