File No. 280500141

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/30/08 10:57 2 pgs
Fees:13.00 Taxes:277.50

20080530-0055053

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MAY, 2008.

Notary Public

MY COMMISSION EXPIRES: ~~June 22, 2009.~~ 1/9/10

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney - Southern Title Services
547 N. Mt. Juliet Rd., Suite 100, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas H. Yeargan	Thomas H. Yeargan	Map 134-01-0 Parcel 032.00
(NAME)	(NAME)	
508 Catalina Drive	508 Catalina Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Christine H. Overcast, as Trustee of Christine H. Overcast, a Revocable Living Trust,** hereinafter called the grantor, have bargained and sold, and by these presents do transfer and convey unto **Thomas H. Yeargan and wife, Janice Yeargan,** 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:

Land in the 2nd Civil District of Davidson County, Tennessee, being shown as a part of an unnumbered tract on the Plan of Section 1, Curreywood Acres, as of record in Book 2133, Pages 109 and 110, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the westerly margin of Catalina Drive, 275 feet south of the south margin of Currey Road, being the southeasterly corner of the Church of Christ property; thence with the margin of Catalina Drive, south 2° 45' west, 123 feet to the northeasterly corner of Lot No. 45 of said Curreywood Acres Plan; thence with the northerly line of Lots 45 and 39, north 97° 30' west 279 feet to a point; thence north 2°, 45' east 193 feet more or less, to a point; thence south 136°, 45' east 18 feet to the westerly line of said Church property; thence with the line of same as follows: south 2° 45' west 67.5 feet and south 87°, 30' east 200 feet to the point of beginning.

Being the same property conveyed to Bessie Overcast by Deed dated July 21, 1964 from Jakie D. Cook and wife, Beverly S. Cook, and filed of record in Book 3793, Page 94, Register's Office for Davidson County, Tennessee. Being the same property conveyed to J. M. Overcast and wife, Christine H Overcast by Deed dated June 27, 1983 from Bessie Overcast, unmarried, and filed of record in Book 6086, Page 313, Register's Office for Davidson County, Tennessee. The said J. M. Overcast having died February 20, 2000 leaving Christine H. Overcast as sole tenant by the entirety. Being the same property conveyed into the Trust of Christine H. Overcast Revocable Living Trust by Quitclaim Deed dated October 7, 2002, and filed of record in Instrument No. 20021114-0141154, Register's Office for Davidson County, Tennessee.

This property is subject to: County of Davidson taxes for the year 2008 and subsequent years; Right-of-Way for Catalina Drive; Title to that portion of the premises, if any, embraced within the bounds of any streets, roads and/or highways; Subject to all matters as set forth per Plat Book 2133, Page 109; all in the Register's Office of Davidson County, Tennessee

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 508 Catalina 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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my successors and or assigns, 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 29th day of May, 2008.

Trust of Christine H. Overcast, a Revocable Living Trust

Christine H. Overcast - Trustee
Christine H. Overcast, Trustee

STATE OF TENNESSEE

COUNTY ~~OF WILSON~~ Rutherford

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Christine H. Overcast, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Trustee, of the Christine H. Overcast Revocable Living Trust, the within named bargainor, a Trust and that she as such Trustee, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by herself as Trustee.

Witness my hand at office this 29th day of May, 2008.

Commission expires: June 22, 2009

Linda V Jones Notary Public

(seal)

LINDA V. JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File Number: 280500141

RETURN TO:
Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122