Davidson County DEEDWARR
Recvd: 06/17/08 10:27 2 pgs
Fees:13.00 Taxes:751.10
20080617-0062221

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

RET TO
WINDMILL TITLE, LLC
7103 BAKERS BRIDGE AVE., STE 103
BRENTWOOD, TN 37027
PHONE: 615-613-0483

WARRANTY DEED

THIS INDENTURE is made and entered into this 4th day of June, 2008 by and between **Richard A. Yates and Starla Jan Yates,** hereinafter referred to as GRANTOR, and **Henry Herbert, married**, 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, Tennessee, being Lot No. 2 on the Plan of the Woodlands, Phase 1, Section 1, as of record in Plat Book 6900, pages 498 and 499, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

This Conveyance is Subject to the Following:
1) Restrictions of record in Book 7334, page 109; Book 7408, page 250 and amended in Book 7516, page 37; Book 8464, page 463; Book 8622, page 390; Book 8634, page 224 and Book 8643, page 675, Register's office for said County.
2) HOA Charter of record in Book 8454, page 246, Register's Office for said County,
3) Conveyance of Open Space of record in Book 8472, page 310, Register's Office for said County
4) Stormwater Detention Agreement of record in Book 7336, page 3, Register's office for said County
5) Sanitary Sewer Easement and Storm Drainage Easement of record in Book 6710, page 495, Register's Office for said County.

Being the same property conveyed to Richard A. Yates and Starla Jane Yates, husband and wife as tenants by the entirety by Quitclaim Deed from Richard A. Yates, a married man and joined by his wife, Starla Jane Yates, Dated May 17, 2002 and recorded May 30, 2002 of record in Instrument No. 20020530-0065452, Register's Office for Davidson County, Tennessee. Previously being the same property conveyed to Richard A. Yates by Warranty Deed from Marvin L. Norman and Anne Therese Norman dated April 30, 1997 and recorded May 2, 1997 of record in Book 10439, page 741, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: **5888 Woodlands Avenue, 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.

Richard A. Yates

Starla Jan Yates

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Richard A. Yates and Starla Jane Yates, 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 4th day of June, 2008.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES SEPTEMBER 22, 2009

CARRIE HUGHES STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

Name and Address of Property Owner:
Henry Herbert
5888 Woodlands Avenue, Nashville, TN 37211

Send Tax Statements to:
Pinnacle National Bank
211 Commerce St., Ste 300
Nashville, TN 37201

Map & Parcel 172.03-OA-002.00 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 $203,000.00 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 4th day of June, 2008.

Notary Public

My Commission Expires: 9/20/08

MONTE POE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

RETURN TO:

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

28-1-186