WARRANTY DEED

DEVON J. SUTHERLAND NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~13TH~~ 12th DAY OF JUNE, 2008. DJS

Notary Public

MY COMMISSION EXPIRES: ~~November 14, 2009.~~ 12/09/08 DJS
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vance Dillard	New Owner	053090B3100CO
(NAME)	(NAME)	
1645 Cumberland Station Blvd.		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, Darryl A. Yeargin and wife, Harlyn H. Yeargin, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Vance Dillard, 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. 211 on the Plan of Cumberland Station at Wilson Camp, Section One, as of record in Instrument No. 200110090109759, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Darryl A. Yeargin and wife, Harlyn H. Yeargin, by Warranty Deed dated July 1, 2002 from Randall Phillips Homes, LLC of record in Instrument No. 20020715-0084606, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

Davidson County DEEDWARR
Recvd: 06/24/08 13:17 2 pgs
Fees:13.00 Taxes:582.75
20080624-0065000

unimproved ☐

This is improved ☒ property, known as 1645 Cumberland Station Blvd., Madison, TN 37115

(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.

RECORDERS MEMO
EGIBILITY OF WRITING, TYPING OR
RINTING IN THIS DOCUMENT
NSATISFACTORY WHEN RECEIVED

Witness our hands this ~~13th~~ 12th day of June, 2008.

Darryl A. Yeargin

Harlyn H. Yeargin

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Darryl A. Yeargin and Harlyn H. Yeargin, 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 Franklin, Tennessee this ~~13th~~ 12th day of June, 2008.

Commission expires: November 14, 2009

Tabitha N. Calhoun STATE OF TENNESSEE NOTARY PUBLIC

Notary Public

Please Record and Return To:
Highland Title, LLC
394 West Main, B-14
Hendersonville, TN 37075