Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 100
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 10/13/08 09:14 3 pgs
Fees:18.00 Taxes:592.00
**20081013-0102936**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $160,000.00

Affiant

Subscribed and sworn to before me, this 9th day of October, 2008.

Notary Public
My commission expires:

TIFFANY R. ADDISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp. March 21, 2009

| **Address of New Owner:** | **Send Tax Bills to:** | **Tax Information** |
|---|---|---|
| Nancy J. Damron-Litchford<br>5372 Village Way<br>Nashville TN 37211 | ~~Same~~ First Community<br>1610 South Church St., Suite A<br>Murfreesboro, TN 37130 | 1611100A03200CO |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Andrew Yates and wife Janet Yates hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Nancy J. Damron-Litchford , an unmarried woman hereinafter called the Grantee(s) herirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 51 on the Plan of Villages of Brentwood, Phase 1 of record in Plat Book 5200 Page 613 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Andrew Yates and wife Janet Yates by deed from Chad A. Miaers and Carol Ann Miears of record in Instrument No. 20020801-0092525 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2008 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Villages of Brentwood Phase 1 of record in Book 5200 Page 613, Register's Office for Davidson County, Tennessee 3) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 6143 Page 11 and amended in Book 8507 Page 831 and Instrument No. 2000060600560066 and in any allied instruments(s) referred to in said restrictions. 4) Charter of Villages of Brentwood Homeowner's Association of record in Book 6158 Page 352

This property is improved property known as 5372 Village Way, Nashville, Tennessee 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this 9th day of October, 2008.

Andrew Yates, by Byron Yawn
His Attorney-in-fact

Janet Yates, by Byron Yawn
Her Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 9th day of October before me personally appeared Byron Yawn to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Andrew Yates acknowledged that such person executed the same as the free act and deed of Andrew Yates.

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires 3/29/11

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 9th day of October before me personally appeared Byron Yawn to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Janet Yates acknowledged that such person executed the same as the free act and deed of Janet Yates.

Notary Public

My Commission expires 3/29/11

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: WG1884

Prepared by:
Bicentennial Title & Escrow Inc.
2280 Rosa L. Parks Blvd, Ste 300
Nashville, TN 37228

I, **Kevin Moore**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kevin Moore

State of Tennessee

County of Davidson

Personally appeared before me, **Tiffany R Addison**, a notary public for this county and state, **Kevin Moore** who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed

Tiffany R Addison

My Commission Expires:_____

