WARRANTY DEED

HEATHER MOORE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF ~~TEXAS~~ Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $198,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF NOVEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES 7/16/11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Riney Title & Escrow, LLC, 5300 Maryland Way, Suite 101, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nathan Yerbich	WR Starkey Mtg	114-08A-027.00CO
(NAME)	(NAME)	
745 Cedar Crest Drive	5055 W Park Blvd #300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Plano, TX 75093	
(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,

Matthew J. Harper and Mary E. Harper, husband and wife,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nathan Yerbich and Jessica Yerbich, husband and wife

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 Davidson County, Tennessee, being Lot No. 27 on the Plan of Cedar Crest Subdivision, Phase II, of record in Plat Book 9700, page 37, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Matthew J. Harper and Mary E. Harper, husband and wife, and Horace Bass, married, by deed from Fox Ridge Homes, Inc., dated August 23, 1999, of record in Book 11638, page 168, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Matthew J. Harper and wife, Mary E. Harper by quitclaim deed from Horace Bass, dated May 1, 2002, of record in Instrument Number 20020502-0054419, said Register's Office.

This property is conveyed subject to: (1) Taxes which have been prorated and assumed by the Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 745 Cedar Crest Drive, Nashville, TN 37209
(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 24th day of November, 2008.

X Matthew J. Harper

X Mary E. Harper

Davidson County DEEDWARR
Recvd: 11/24/08 15:30 3 pgs
Fees:18.00 Taxes:732.60
20081124-0115224

STATE OF TEXAS

COUNTY OF Williamson

I hereby certify that on this 24th day of November, 2008, before me, a Notary Public in and for the State and County aforesaid, personally appeared Matthew J. Harper and Mary E. Harper, husband and wife, known to me or satisfactorily proven to be the person(s) whose name(s) are subscribed to the within instrument and acknowledge that they executed the same for the purpose therein contained. Witness my hand and official seal at ~~Brentwood, Tennessee~~ Cedar Park, Texas this 24th day of November, 2008.

Commission expires: 12/20/2008

Notary Public

MITCHAM C. WILHITE
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP. 12/20/2008

I, Philip Ellis, 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.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Lori Holloway, a notary public for this county and state, Philip Ellis who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 7-16-2011

Notary's Seal (If on paper)

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY