3RB

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090037230 DEEDWARR
Recvd: 06/04/09 12:20 2 pgs
Fees:13.00 Taxes:895.59
20090604-0051770

State of Tennessee)
County of Davidson)

G#4233-2

The actual consideration or value, whichever is greater, for this transfer is $243,050.00.

JORITA F. NORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Affiant

Subscribed and sworn to before me, this the 28th day of May, 2009.

Notary Public

My commission expires: 11-07-11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
COURTNEY E. TERRY	The Huntington National Bank	Map 155-08-0-A Parcel 021.00co
105 Tuliptree Court	P O Box 182024	
Nashville, TN 37221	Columbus, OH 43218-2024	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

CLARA ENGLE YOKLEY, unmarried

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

COURTNEY E. TERRY, unmarried

HEREINAFTER CALLED THE GRANTEE, HER 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. 21 on the Plan of Poplar Creek Estates, Phase 1, a Planned Unit Development, as of record in Book 6250, Page 647, 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 Clara Engle Yokley, by Warranty Deed dated August 21, 2007, from Jay Clark and wife, Karen Q. Clark, of record in Instrument No. 20070828-0102876, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 6662, Page 433, and as amended and supplemented in Book 7964, Page 33, and restated in Book 9472, Page 824, said Register's Office; Restrictions of record in Book 5349, Page 921, in Book 6474, Page 346, and amended in Book 6486, Page 587, and in Book 6474, Page 354, and amended in Book 6486, Page 588, and in Book 6804, Page 536, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.

THIS instrument is being executed on behalf of Clara Engle Yokley, pursuant to a Power of Attorney executed by her on the 13th day of May, 2009, of record in Instrument No. 20090604-0051709, Register's Office for Davidson County, Tennessee.

This is IMPROVED (__X__) unimproved (____) property, known as: 105 Tuliptree Court, Nashville, TN 37221.

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 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 my/our hand(s) this **28th day** of **May, 2009.**

Clara Engle Yokley
CLARA ENGLE YOKLEY

By: Jennifer L. Johnson, Atty in Fact
Jennifer L. Johnson, Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Jennifer L. Johnson,** 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 Attorney-In-Fact for **CLARA ENGLE YOKLEY,** and that she as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **CLARA ENGLE YOKLEY** for the purpose therein contained, by signing the name of **CLARA ENGLE YOKLEY** by herself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **28th day** of **May, 2009.**

Katherine Goodson
Notary Public

My Commission Expires: 5/02/2011

