File No. 290501319

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF JUNE, 2009.

Notary Public

MY COMMISSION EXPIRES: 1/11/11

(AFFIX SEAL)

BRENDA HUNTSMAN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title of Tennessee, Inc.
Sidwell, Barrett, & Welch, PC
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20090037566 DEEDWARR
Recvd: 06/05/09 11:16 2 pgs
Fees:13.00 Taxes:74.00
20090605-0052273

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joe Ragland & Lynn McCraney		033040B02700CO
(NAME)	(NAME)	
485 Dry Creek Rd.	SAME AS NEW OWNER	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Arthur S. Yokley and Natasha D. Yokley, husband and wife**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Joe Ragland and Lynn McCraney, AS TENANTS IN COMMON**, hereinafter called the grantee(s), 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 Dry Creek Pointe Section One, as shown by plat of record in Plat Book 7900, Page 737, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to ARTHUR S YOKLEY AND NATASHA D YOKLEY, HUSBAND AND WIFE by Warranty Deed from LORINE HILL, UNMARRIED of record in Instrument No. 20061219-0156124 on 12/15/2006 and filed for record on 12/19/2006, Register's Office for DAVIDSON County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (1) Real property taxes for the year 2009 are a lien but are not yet due and payable; (2) All matters as set forth per Plat Book 7900, Page 737, said Register's Office; (3) Restrictions and Bylaws of record in Book 9863, Page 153, said Register's Office; (4) Said By-Laws were amended of record in Instrument No. 20000718-0070540, said Register's Office; (5) Transmission Easement of record in Book 1153, Page 652, said Register's Office; (6) Transmission Easement of record in Book 3223, Page 325, said Register's Office; (7) Transmission Easement of record in Book 3223, Page 327, said Register's Office; (8) Sewer Easement of record in Book 4472, Page 271, said Register's Office; (9) Sewer Easement of record in Book 4805, Page 797, said Register's Office; (10) Sewer Easement of record in Book 5083, Page 272, said Register's Office; (11) Water Easement of record in Book 9417, Page 843, said Register's Office; (12) Utility Easement of record in Book 9417, Page 846, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☒

This is improved ☐ property, known as 227 Nathan Drive, Goodlettsville, TN 37072
(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 GRANTEE(S), Their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 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/our hands this 3rd day of June, 2009.

Arthur S. Yokley

Natasha D. Yokley

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Arthur S. Yokley and Natasha D. Yokley, husband and wife the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 3rd day of June, 2009.

Commission expires: 1/11/11

Notary Public

File Number: 290501319

RETURN TO:

Stewart Title of Tennessee, Inc.
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY