03

Realty Title

File No. 290601030

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$215,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JULY, 2009.

Notary Public

MY COMMISSION EXPIRES: 2/11/13

(AFFIX SEAL)

DIANE K. MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20090050496 DEEDWARR
Recvd: 07/27/09 13:21 2 pgs
Fees:13.00 Taxes:795.50
20090727-0070166

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Catherine B. Lem	**MAGNA BANK**	06213001100
(NAME) 1416 Riverwood Dr.	(NAME) **P.O. BOX 17257**	
(ADDRESS) Nashville, TN 37216	(ADDRESS) **MEMPHIS, TN 38187-0257**	
(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, **Jean C. Yount and William E. Yount**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Catherine B. Lem**, hereinafter called the grantee(s), 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 part of Lot No. 32 on the Map of Riverwood Subdivision, as of record in Plat Book 547, Page 62, Register's Office for Davidson County, Tennessee and as shown as Lot "A" on a copy of a survey made by Leonard Yokley, Engineer, Nov. 7, 1949, and described according to said survey as follows:

Beginning at a point in the Southwesterly margin of Riverwood Drive, 265 feet Southeasterly from the common corner of Lot No. 32 of said Riverwood Subdivision, and Lot No. 48 of Eastdale Place, of record in Book 547, Page 29 and 30, said Register's Office; thence along the margin of said Riverwood Drive, South 46 deg. East 85 feet, and South 67 deg. East 5 feet to the common corner of Lots A and B shown on said Yokley survey; thence with the line between said Lots A and B, South 33 deg. 39' West 156 feet to a point; thence North 53 deg. 25' West 150 feet to a point which is 210 feet Southeast of the Southwest corner of Lot No. 32; thence North 54 deg. 25' East 175 feet more or less to the beginning.

Being the same property conveyed to Jean C. Yount and William E. Yount by deed from G. W. Clement of record in Instrument 20081007-0101773, dated September 22, 2008 and filed for record on October 7, 2008, Register's Office for Davidson County, Tennessee.

The above-referenced property is not now nor has it ever been the primary residence of William E. Yount or Jean C. Yount.

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 547, Page 62, 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 1416 Riverwood Drive, Nashville, TN 37216
(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), Her 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), Her 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 22nd day of July, 2009.

Jean C. Yount

William E. Yount

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 Jean C. Yount and William E. Yount 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 22nd day of July, 2009.

Commission expires: 1/11/11

Notary Public

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

File Number: 290601030

RETURN TO:

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