THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue
Suite 140
Nashville, Tennessee 37215

CRT File No. 09071950

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

BILL GARRETT, Davidson County
Trans:T20090060040 DEEDWARR
Recvd: 09/02/09 09:03 2 pgs
Fees:13.00 Taxes:860.25
20090902-0082228

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $232,500.00.

Affiant

Subscribed and sworn to before me, this 27th day of August, 2009.

Notary Public
My Commission Expires: 9/3/12

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Alicia C. B. Widrig 613 Sitting Mill Court Nashville TN 37211	New Owner	Tax Parcel ID No. 173090A13800CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Richard Ellis Yarbrough and wife, Nancy Yarbrough** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alicia C. B. Widrig**, ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

LOCATED IN DAVIDSON COUNTY, TENNESSEE: BEING Lot 218, PLAN OF SECTION ONE, LENOX VILLAGE II, as shown on plat of record in Plat Book 20030106-0001756, Page , in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being the same property conveyed to Richard Ellis Yarbrough and wife, Nancy Yarbrough, by Warranty Deed from Triumph Construction, LLC, recorded October 20, 2004 in Instrument No. 20041020-0126454, in the Register's Office, Davidson County, Tennessee.

This is improved property located at 613 Sitting Mill Court Nashville TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of August, 2009.

Richard Ellis Yarbrough

Nancy Yarbrough

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Richard Ellis Yarbrough and Nancy Yarbrough, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of August, 2009.

Notary Public

My Commission Expires: 11/22/10

William T. Chapman, IV
State Of Tennessee Notary Public
Davidson County

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212