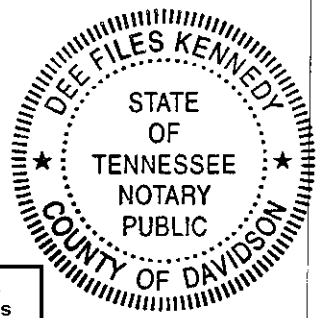
"PREPARED SOLELY FROM THE INFORMATION PROVIDED BY AND THE DIRECTION OF THE PARTIES TO THE TRANSACTION WITHOUT INDEPENDENT TITLE SEARCH."

WARRANTY DEED



State of Tennessee)
County of Davidson)

10-02-007-D

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00*

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1st day of March, 2010

Notary Public

My Commission Expires: 01/03/11 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 03/01/10 12:09 2 pgs
Fees:13.00 Taxes:1184.00
20100301-0015318

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
RICHARD C. YANCEY & NICOLE C. YANCEY (NAME)	WILLIAM C. YANCEY, JR., & CONSTANCE L. YANCEY (NAME)	11511002900
709 West Meade Drive (ADDRESS)	5314 Graystone (ADDRESS)	
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Houston, TX 77069 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **WILLIAM C. YANCEY, JR., AND CONSTANCE L. YANCEY, AS TENANTS IN COMMON**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **RICHARD C. YANCEY AND WIFE, NICOLE C. YANCEY**, 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. 349, on the Plan of West Meade Farms, Inc., Section M,** of record in Plat Book 2133, Page 107, 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 WILLIAM C. YANCEY, JR., AND CONSTANCE L. YANCEY, AS TENANTS IN COMMON, by Deed from THE ESTATE OF CHARLES T. SPELLINGS, dated July 24, 2009, of record in Instrument No. 20090730-0071276, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; ***and taxes for the current year which have not been prorated and will be assumed by the Grantee(s) herein.***

BEING unimproved ☐
Improved ☒ property known as: **709 West Meade Drive, Nashville, TN, 37205.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hands, this 9th day of ~~March~~ February, 2010.

WILLIAM C. YANCEY, JR.

CONSTANCE L. YANCEY

STATE OF TEXAS (2P))
COUNTY OF ~~TEXAS~~ HARRIS)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **WILLIAM C. YANCEY, JR., AND WIFE, CONSTANCE L. YANCEY,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Houston, Texas, this 9th day of ~~March~~ February, 2010.

My Commission Expires: 12/13/2012

Thelma L Pulley
Notary Public

THELMA L PULLEY
Notary Public
State of Texas
My Comm. Exp. 12-13-2012

I, the undersigned, 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.

Dee Files Kennedy

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 01/03/11

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY