WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2010.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason R. Fyke	First State Bank	25-15-40
(NAME)	(NAME)	
271 Highland Heights Drive	300 Northcreek Blvd.	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Helen Yeargin, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jason R. Fyke and Amy Lehman, husband and wife HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 6, Rolling Meadows Subdivision, a plat of which is of record in Book 6250, Page 173, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete descriptor.

Fronting 100.00 ft. more or less on Highland Heights Drive and running back between parallel lines measuring 460.72 feet more or less on the southerly line and 452.82 feet more or less on the northerly line to a rear line on which it measures 100.31 feet more or less.

Being the same property conveyed to Arnold Rudy Yeargin and wife, Helen Yeargin, by Warranty Deed dated May 20, 1985 from Corson Development, Inc., a Tennessee Corporation of record in Book 6560, Page 766, Register's Office for Davidson County, Tennessee. The Arnold Rudy Yeargin having since died on October 24, 2008, leaving Helen Yeargin as sole heir.

This instrument is executed on behalf of Helen Yeargin by Tara DeSelms as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20100505-0033983, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 271 Highland Heights 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 GRANTEES, their heirs 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 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.

BILL GARRETT, Davidson County
Trans:T20100026710 DEEDWARR
Recvd: 05/05/10 11:12 2 pgs
Fees:13.00 Taxes:610.50
20100505-0033984

Witness my hand this 30th day of April, 2010.

Helen Yeargin by Tara DeSelms as Attorney in Fact
Helen Yeargin
By: Tara DeSelms Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 4/30/10 before me personally appeared Tara DeSelms, the person who executed the foregoing instrument on behalf of Helen Yeargin, and acknowledged that she executed the same as the free act and deed of the said Helen Yeargin, through Power of Attorney granted her by the said Helen Yeargin.

Witness my hand and official seal at Franklin, Tennessee this 30th day of April, 2010.

Commission expires:

Notary Public

Beth Triplett
State of Tennessee
Notary Public
My Comm. Exp. 3/29/2014
Davidson County