# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100044152 DEEDWARR
Recvd: 07/20/10 07:46 2 pgs
Fees:13.00 Taxes:556.85
20100720-0056485

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,500.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: April 4, 2014
(AFFIX SEAL)

MARK A. ELLMORE JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN.

**THIS INSTRUMENT WAS PREPARED BY**
Mark A. Ellmore, Attorney at Law, 1909 Lebanon Road, Nashville, TN 37210

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Bianca Best | **Bank of America, N.A.** | 164-10-A-11.00 |
| (NAME) 4041 Pineorchard Place | (NAME) **101 South Tryon Street** | |
| (ADDRESS) Antioch, TN 37013 | (ADDRESS) **Charlotte, NC 28255** | |
| (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,

Michael Yeaste, unmarried,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Bianca Best, unmarried, and Paul Curnow and Janet Curnow, husband and wife, as tenants in common with right of survivorship

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:

LAND in Davidson County, Tennessee, being all of Lot No. 288 on the Plan of Village Two, Summerfield, as shown by plat appearing of record in Instrument No. 20000929-0096421, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

BEING the same property conveyed to Michael Yeaste and wife, Deborah Yeaste, by Warranty Deed recorded on 8/11/03 in Instrument No. 20030811-0113986, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Michael Yeaste by Quitclaim Deed from Deborah Yeaste pursuant to a Divorce Decree and Marital Dissolution Agreement , Docket No. 09D-735, Fourth Circuit Court of Davidson County, Tennessee, with said Quitclaim Deed recorded in Instrument No. 20100720005648 3, said Register's Office.

**Michael Yeaste and Michael Christopher Yeaste are one and the same person.**

This conveyance is subject to any and all restrictions, easements and building setback lines of record.

unimproved ☐
This is improved ☒ property, known as 4041 Pineorchard Place, Antioch, TN 37013
(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.

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

Michael Christopher Yeaste
By John McVoy as Attorney in fact

Michael Yeaste, by John McVoy, Attorney in Fact
**one and the same as Michael Christopher Yeaste**

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 30th day of June, 2010, before me, Mark A. Ellmore, Jr., the undersigned office, personally appeared John McVoy, known to me (or satisfactorily proven) to be the person whose name is subscribed as attorney in fact for Michael Yeaste, and acknowledged that he executed the same as the act of his principal for the purposes therein contained.

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

Commission expires: April 4, 2014

Mark A. Ellmore, Jr. Notary Public

MARK A. ELLMORE JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

*one and the same as Mikael Christopher Yeaste