Warranty Deed

BILL GARRETT, Davidson County
Trans:T20100077007 DEEDWARR
Recvd: 12/07/10 09:50 2 pgs
Fees:13.00 Taxes:1554.00
20101207-0097344

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $420,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of November, 2010

Notary Public

My commission expires: November 28, 2013

STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 29th STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
John Hunter Yeager	Magna Bank	Map: 118-02-F
799 Montrose Ave.	6525 Quail Hollow, Suite 300	Parcel: 2.00CO
Nashville, TN 37204	Memphis, TN 38120	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **DUDLEY S. BYNUM, JR., UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN HUNTER YEAGER, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit No. B as shown on the Plan attached as Exhibit C to the Declarations establishing The Montrose, of record in Instrument 201004300033228, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description. Said Unit also being known as part of Lot 4 on the Plan of Bransford Realty Company's Montrose Park Subdivision, as of record in Book 547, page 25, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being part of the same property conveyed to Dudley S. Bynum, Jr., by deed from Mary Benford, unmarried of record in Instrument 200611080138791, corrected by Scrivener's Affidavit in Instrument 201004200029831, Register's Office for Davidson County, Tennessee, dated November 3, 2006. And being the same property conveyed to Mary Benford by Quitclaim Deed from Estella Johnson and Henretta Johnson of record in Book 10434, page 841, Register's Office for Davidson County, Tennessee, dated April 24, 1997. And further, being the same property conveyed to Elnora L. Bradley and Estella Johnson by Quitclaim Deed from Elnora L. Bradley of record in Book 9563, page 434, Register's Office for Davidson County, Tennessee, dated December 28, 1994. The said Elnora L. Bradley having since died leaving no Last Will and Testament and having as her only heirs at law her two sisters, Estella Johnson and Henretta Johnson.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 799 Montrose Ave, Nashville, TN 37204.

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), his/her/their heirs

DSB Jr.

and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 29th day of November, 2010.

Dudley S. Bynum, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Dudley S. Bynum, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 29th day of November, 2010.

Notary Public

My Commission Expires: JULY 8, 2013

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013