BILL GARRETT, Davidson County
Trans:T20110021344 DEEDWARR
Recvd: 04/11/11 15:27 2 pgs
Fees:13.00 Taxes:416.25
20110411-0027985

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $112,500.00

Affiant

Subscribed and sworn to before me, this 8th day of April, 2011.

Notary Public

My commission expires:
11/23/14

STATE OF TENNESSEE NOTARY PUBLIC BRIAN LAVOY PAYNE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
4711 Trousdale Drive, Suite 120
Nashville Tennessee 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Donald Ralph Yeager, III	New Owner	**72-9-374.00**
922 Cahal Avenue		
Nashville, TN 37206		

FOR AND IN 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 ACKNOWLEDGE, WE,

Frances Davis Thompson, unmarried

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

Donald Ralph Yeager, III, an unmarried man

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 Lot 81, MAP OF SPRINGDALE SUBDIVISION, as shown on plat of record in Plat Book 974, Page 18, 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 Everett H. Thompson, Jr., and wife, Frances Davis Thompson by Warranty Deed from Ollie D. Davis, a widow, recorded on the 1st day of September, 1953 in Book 2195, Page 145, in the Register's Office of Davidson County, Tennessee. Everett H. Thompson, Jr. having since died on April 13, 2003.

Power of Attorney recorded on April 23, 2010 in Instrument No. 20100423-0030729, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the pan of record in Book 974, Page 18, Register's Office for Davidson County, Tennessee.

This is improved (__X__) unimproved (____) property known as 922 Cahal Avenue, Nashville, TN 37206.

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 in 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/our hand(s) this 8th day of April, 2011.

Frances Davis Thompson by
Brenda Woods Thompson her attorney in fact

Frances Davis Thompson
By: Brenda Woods Thompson, her Attorney in Fact

_____

_____

_____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, Brenda Woods Thompson, Attorney in Fact for Frances Davis Thompson , the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of April, 2011.

_____
Notary Public

My Commission Expires:

