THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 11050388**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,325,000.00. Affiant Subscribed and sworn to before me, this 9th day of May, 2011. PRISCILLA C. URBANEK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN Notary Public My Commission Expires: May 8, 2012

BOX 50-B
PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Robert K. Yakushi and Annette K. Yakushi 3607 Hampton Avenue Nashville TN 37215	~~New Owner~~ BANK OF AMERICA, N.A. P.O.BOX 650070 DALLAS, TX 75265-0070	Tax Parcel ID No. 117-05-0-065.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William C. Weaver IV and wife, Kristen R. Weaver** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert K. Yakushi and Annette K. Yakushi, husband and wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the West 25 feet of Lot No. 14 and the East 75 feet of Lot No. 15 on the Plan of Henry Sperry's Subdivision, of record in Plat Book 974, Page 21, Register's Office, Davidson County, Tennessee. Said lots adjoin and front together 100 feet on the South side of Hampton Avenue and extend back between parallel lines, 315 feet to a dead line.

Being the same property conveyed to William C. Weaver IV & wife, Kristen R. Weaver by Warranty Deed from Laura Goodall Niewold, recorded on the 26th day of May, 2006 in Instrument No. 20060526-0062560, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HENRY SPERRY'S SUBDIVISION, as recorded in Plat Book 974, Page(s) 21.

Easement recorded in Book 3943, Page 920.

Restriction for detached structure recorded at Instrument No. 20011031-0118710.

This is improved property located at 3607 Hampton Avenue Nashville TN 37215

BILL GARRETT, Davidson County
Trans:T20110028660 DEEDWARR
Recvd: 05/13/11 10:34 2 pgs
Fees:13.00 Taxes:4902.50
20110513-0036800

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of May, 2011.

William C. Weaver IV

Kristen R. Weaver

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William C. Weaver IV and Kristen R. Weaver, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of May, 2011.

Notary Public
My Commission Expires: _____

