BILL GARRETT, Davidson County
Trans:T20110056061 DEEDWARR
Recvd: 09/09/11 13:50 2 pgs
Fees:13.00 Taxes:628.63
20110909-0070150

LEWIS W. HOLT and wife, JANICE M. HOLT

TO: ***WARRANTY DEED***

ANTHONY C. YUCHNITZ and wife, MARGARET LYNN YUCHNITZ

THIS DEED OF REALTY, executed as of the 8 day of September, 2011, by Grantor, LEWIS W. HOLT and wife, JANICE M. HOLT, to Grantees, ANTHONY C. YUCHNITZ and wife, MARGARET LYNN YUCHNITZ, Witnesseth:

That Grantors, for a valuable consideration, receipt whereof is acknowledged, have this day bargained and sold and do hereby transfer and convey unto Grantees, to have and to hold to them, as tenants by the entireties, and to their heirs and assigns forever, in fee simple, certain realty situated in Davidson County, Tennessee, and bounded and described as follows:

> Land in Davidson County, Tennessee, being Unit No. 8502, together with the carport designated No. 8502-C on the Plan of River Plantation, Section X – Phase 1, of record in Book 7900, Pages 944 and 945, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of River Plantation, Section Ten, Phase One, a horizontal property regime established by Master Deed of record in Book 9394, Page 598, amended in Instrument No. 20081203-0117317, said Register's Office. This description was obtained from the previous deed of record.
>
> Map and Parcel No. 142090D15900CO on the Maps of the Assessor of Property for Davidson County, Tennessee.
>
> AND BEING the same property conveyed to Lewis W. Holt and wife, Janice M. Holt, by deed from Haury and Smith Contractors, Inc., filed August 28, 1995 in Book 9774, Page 306, in the Register's Office for Davidson County, Tennessee.

That Grantors (1) covenant that they are lawfully seized and possessed of and have a perfect right to convey such realty and that it is unencumbered except for (a) 2011 taxes which shall be prorated and assumed by Grantee; and (b) building setback lines, utility and drainage easements and all other matters as shown by plat or survey appearing of record in Book 7900, Pages 944 and 945, in the Register's Office for Davidson County, Tennessee; (2) will forever warrant and defend the title unto Grantees and to their heirs and/or assigns against all lawful claims; subject, however, to restrictive covenants of record in Book 7389, Page 924, in the Register's Office for Davidson County, Tennessee; and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantors have executed this deed as of the date written first herein.

LEWIS W. HOLT

JANICE M. HOLT (Grantors)

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, LEWIS W. HOLT and JANICE M. HOLT, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at office on this 8 day of September, 2011.

CHRISTINA M. BARTEE STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Notary Public
My Commission Expires: September 30, 2013

Property Owners Name and Address:

ANTHONY C. YUCHNITZ
MARGARET LYNN YUCHNITZ
8502 SAWYER Brown Rd
Nashville TN 37221
(Address)

Person Responsible for Payment of Taxes:

SAME

PROPERTY ADDRESS: 8502 Sawyer Brown Road, Nashville, Tennessee 37221

STATE OF TENNESSEE, COUNTY OF ROBERTSON, I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$169,900.00** which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me this the 8 day of September, 2011.

LYNN V. SLABAUGH STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Notary Public
My Commission Expires: 11-23-13

This Instrument Prepared By:
Christina M. Bartee, Attorney
BATSON NOLAN PLC
105 Fifth Avenue West, Suite 201
Springfield, Tennessee 37172