# WARRANTY DEED

G-FCP-11-2810

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,030,000.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF September, 2011.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

CHARLES SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2012

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Michael Yarbrough | new owner | |
| 2810 Blair Boulevard (ADDRESS) | (NAME) (ADDRESS) | |
| Nashville, TN 37212 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | 104-10-224.00 |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we TORNE WHITE AND WIFE, SANDRA THOMAS WHITE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MICHAEL YARBROUGH AND SHEILA YARBROUGH, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

TRACT NO. 1 LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 15 ON THE REVISED PLAT OF LOTS 10 TO 19 INCLUSIVE OF BLOCK NO. 7 IN FAIRFAX PLACE, AS OF RECORD IN BOOK 547, PAGE 133. REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 15 FRONTS 78 FEET ON THE NORTHERLY SIDE OF BLAIR BOULEVARD AND RUNS BACK 243.2 FEET ON THE WESTERLY LINE AND 279.8 ON THE EASTERLY LINE TO A DEAD LINE AND MEASURES 85.5 FEET THEREON. TRACT NO. 2 LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY 12 FEET OF LOT NO. 14 ON MAP OF FAIRFAX PLACE ACCORDING TO PLAN RECORDED IN BOOK 547, PAGES 133, 137 AND 138, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO TORNE WHITE AND WIFE, SANDRA THOMAS WHITE BY WARRANTY DEED FROM FRANCES KING THORNELL, RECORDED ON THE 5TH DAY OF APRIL, 2004 IN INSTRUMENT NO. 20040405-0037866, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD INI PLAT BOOK 547, PAGE 133 AND ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved ( X ) property, known as 2810 Blair Boulevard, Nashville, Tennessee 37212
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20110058431 DEEDWARR
Recvd: 09/20/11 14:40 2 pgs
Fees:13.00 Taxes:3811.00
20110920-0072877

Witness my/our hand(s) this 15th day of September, 2011.

Torne White

Sandra Thomas White

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Torne White and Sandra Thomas White, the within named bargainor, 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 and official seal, this the 15th day of September, 2011.

Notary Public

My Commission Expires:

(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 3, 2012

**RETURN TO:**
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903