WARRANTY DEED

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF NOVEMBER, 2011.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cathy Gay Yarbrough **And** **James Yarbrough**	**NEW OWNER**	**116-4-126**
(NAME) **724 Crescent Road**	(NAME)	
(ADDRESS) **Nashville, TN 37205**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I, **George A. Adams, Sr., devisee under the Last Will and Testament of Catherine F. Adams,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cathy Gay Yarbrough, a one half undivided interest as tenant in common without right of survivorship and James Yarbrough, a one half undivided interest as tenant in common with right of survivorship to Cathy Gay Yarbrough,** 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:

Being part of Lot No. 14 on the Plan of Clearview Subdivision of Lots 7, 8, 12, 13, 16 and 17 of Ensworth, and Lots 35 and 41, inclusive of Kenner Manor Subdivision, as of record in Book 843, page 8, and more particularly described as follows:

Beginning at a point in the northeasterly margin of Crescent Road, the common corner of Lots Nos. 14 and 15 on said Plan; thence with the line between said two lots northeastwardly 138.6 feet to a point; thence southwardly 165.9 feet to a point in the northerly margin of Crescent Road; thence with the margin of Crescent Road, in a westerly direction, and with the curve of the same, 162.3 feet to the point of beginning.

Being the same property conveyed to Bellwood C. Adams and wife, Catherine F. Adams, by deed from Robbie Lou Fitzgerald, of record in Book 5283, page 354, said Register's Office for Davidson County, Tennessee. The said Bellwood C. Adams died on December 2, 2002. Catherine F. Adams acquired title to the property by operation of law as the surviving tenant by the entirety. The said Catherine F. Adams died testate on January 10, 2011, leaving a Last Will and Testament in which the aforesaid property was devised in the residuary clause of her Will to her son, George A. Adams, Sr., said will having been probated in the Seventh Circuit Court of Davidson County, under Docket #11P-327.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☒ property, known as **724 Crescent Road, Nashville, TN 37205**

(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 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 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 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.

BILL GARRETT, Davidson County
Trans:T20110074894 DEEDWARR
Recvd: 11/29/11 09:39 2 pgs
Fees:13.00 Taxes:925.00
20111129-0092564

Witness my hand this 23rd day of November, 2011.

By: George A. Adams Sr, devisee under the Last Will and Testament of Catherine F. Adams

George A. Adams, Sr.., devisee under the Last Will and Testament of Catherine F. Adams

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George A. Adams, Sr., devisee under the Last Will and Testament of Catherine F. Adams, deceased, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 23RD DAY OF NOVEMBER, 2011.

Commission expires:

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

Notary Public