BILL GARRETT, Davidson County
Trans:T20120016638 DEEDWARR
Recvd: 03/06/12 16:03 2 pgs
Fees:12.00 Taxes:0.00
20120306-0019762

WARRANTY DEED

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Cari Tiesl
Affiant

Subscribed and sworn to before me, this 24th DAY OF February, 2012.

Dana Delworth
Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

G-AP-12-8257

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

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles A. Yearta	Franklin American Mortgage Company	
8257 Greenbrier Road	(NAME) 501 Corporate Centre Dr # 400	
(ADDRESS) Joelton, TN 37080	(ADDRESS) Franklin, TN 37067	38-58.00 (Robertson Cou
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 ROB DARNELL AND CAYE DARNELL, HUSBAND AND WIFE , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHARLES A. YEARTA, AN UNMARRIED MAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in ROBERTSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY AND ROBERTSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: BEING IN THE 14TH CIVIL DISTRICT OF SAID COUNTY, DESCRIBED ACCORDING TO A SURVEY MADE BY STEVE DRAPER, APRIL 1, 1963, AS FOLLOWS: BEGINNING AT A POINT IN THE CENTER OF FORBES ROAD, NORTH 84 DEGREES 30 MINUTES WEST 381 FEET FROM THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO DAVE FORBES AND WIFE, BY DEED FROM GEORGIA A. COLEBROOK, AS OF RECORD IN BOOK 3535, PAGE 254; THENCE WITH THE CENTER OF SAID ROAD, SOUTH 87 DEGREES 15 MINUTES WEST 485 FEET, NORTH 75 DEGREES WEST 93 FEET; AND NORTH 54 DEGREES WEST 232 FEET; THENCE NORTH 31 DEGREES 30 MINUTES EAST 400 FEET; THENCE NORTH 74 DEGREES EAST 103 FEET; THENCE NORTH 63 DEGREES EAST 183 FEET; THENCE NORTH 47 DEGREES EAST 244 FEET; THENCE NORTH 78 DEGREES 30 MINUTES EAST 300 FEET; THENCE SOUTH 7 DEGREES WEST 749 FEET TO THE POINT OF BEGINNING, CONTAINING 10.2 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM LEWIS L. BOSSING AND WIFE, JANICE H. BOSSING TO ROB DARNELL AND CAYE DARNELL, HUSBAND AND WIFE AS RECORDED ON THE 10TH DAY OF NOVEMBER, 2011 IN RECORD BOOK 1439, PAGE 281, IN THE REGISTER'S OFFICE OF ROBERTSON COUNTY, TENNESSEE AND AS RECORDED ON THE 14TH DAY OF NOVEMBER, 2011 IN INSTRUMENT NO. 20111114-0088924, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS; EASEMENT OF RECORD IN BOOK 7410, PAGE 174 (DAVIDSON COUNTY) AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 8257 Greenbrier Road, Joelton, Tennessee 37080
(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.

Frankie Fletcher, Register
Robertson County Tennessee

Rec #:	211384	Instrument #:	245955
Rec'd:	10.00	Recorded	
State:	740.00	3/5/2012 at	8:30 AM
Clerk:	1.00	in Record Book	1453
Other:	2.00		
Total:	753.00	Pgs	702-703

Witness my/our hand(s) this 24th day of February, 2012.

Rob Darnell

Caye Darnell

STATE OF Tennessee
COUNTY OF Robertson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rob Darnell and Caye Darnell, 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 24th day of February, 2012.

Notary Public

My Commission Expires: 5-2014

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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