Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
12-0235

BILL GARRETT, Davidson County
Trans:T20120028212 DEEDWARR
Recvd: 04/18/12 13:20 2 pgs
Fees:13.00 Taxes:795.50
20120418-0033142

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th day of April, 2012

Notary Public
Commission Expires: 01-18-2016

CHRIS MULE' NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Mary A. Yonker 1237 Dalemere Drive Nashville, TN 37207	First Community Mortgage, Inc. and Mortgage Electronic Registration Systems, Inc., solely as nominee for First Community Mortgage, Inc. 275 Robert Rose Drive Murfreesboro, TN 37129	04103000600

WARRANTY DEED

FOR AND IN 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,

Donna S. Gosnell, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mary A. Yonker and wife, Matthew G. Yonker

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:

All that certain tract or parcel of land in Davidson County, Tennessee, State of Tennessee, described as follows, to wit:

Being Lot No. 109 on the Plan of Dalemere Subdivision, Section 5, as of record in Plat Book 3600, page 19, Register's Office for said County.

Said Lot No. 109 fronts 127.10 feet on the southerly side of Dalemere Drive and extends back 316.07 feet on the easterly line and 316.20 feet on the westerly line to a dead line measuring 127.10 feet thereon.

Being the same property conveyed to Doyle H. Gosnell and Donna S. Gosnell, his wife, by deed from Joe R. Dyer and Charlotte R. Dyer, his wife, of record in Book 5677, page 726, Register's Office for Davidson County, Tennessee, dated 10/31/1980, recorded 11/13/1980. The said Doyle H. Gosnell having since died the property is now vested in Donna S. Gosnell as tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1237 Dalemere Drive, Nashville, TN 37207.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 12th day of April, 2012.

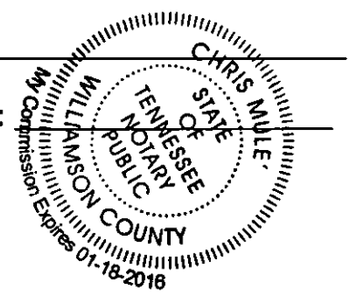
Donna S. Gosnell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Donna S. Gosnell, unmarried** 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 Brentwood, Tennessee this 12th day of April, 2012.

Notary Public
My Commission Expires:



(Notary Seal)