BILL GARRETT, Davidson County
Trans:T20120032484 DEEDWARR
Recvd: 05/03/12 10:46 2 pgs
Fees:13.00 Taxes:999.00

20120503-0038015

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30TH DAY OF APRIL, 2012.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2014

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rae Carol Yarbrough	Rae Carol Yarbrough	131030C172.00
(NAME)	(NAME)	
4400 Belmont Park Terrace, Unit 172	4400 Belmont Park Terrace, Unit 172	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(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, WE, **Gary Preston, and wife Robin Preston**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rae Carol 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:

Land in Davidson County, Tennessee, being Building Site No. 172 on the plan of Arden Place, Section V, as of record in Book 4955, Page 41, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Gary Preston, and wife Robin Preston by deed dated December 1, 2003 from Hal E. Sauer of record in Instrument No. 20031212-0178263, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **4400 Belmont Park Terrace, Unit 172, Nashville, TN 37215**

(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.

Witness our hands this **26th day of April, 2012.**

Gary Preston

Robin Preston

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **Gary Preston, and wife Robin Preston** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the persons who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 26th day of April, 2012.

Commission expires: May 6, 2013



I. Dyke Tatum — Notary Public