WARRANTY DEED	STATE OF TENNESSEE, DAVIDSON
BILL GARRETT, Davidson County Trans:T20120042784 DEEDWARR Recvd: 06/11/12 10:21 2 pgs Fees:13.00 Taxes:586.45 20120611-0050695	COUNTY OF THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,500.00 AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th day of June, 2012 Notary Public MY COMMISSION EXPIRES: 7-25-12 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jaya Yeates	Regions Bank	173090A69400 CO
(NAME) 2729 Dracut Lane	(NAME) 2050 Pkwy Ofc Cir	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Birmingham AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

RYAN A. RA... STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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, **Ashley N. Hughes, now known as Ashley Young, married**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Jaya Yeates, unmarried**, hereinafter called the Grantee, her 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 Lot No. 739, as shown on the plan of Section One, Phase 8, Lenox Village, of record in Instrument Number 20060824-0104608 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ashley N. Hughes, an unmarried woman, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated June 8, 2007 and filed on June 11, 2007 in Instrument Number 20070611-0069800, Register's Office of Davidson County, Tennessee.

The above described property is not and has never been the principal residence of the Grantor's spouse.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 2729 Dracut Lane, Nashville, TN 37211

Subscribed and sworn to before me in my presence, this 7th day of June, a Notary Public in and for the County of Madison State of MS

(signature) Notary Public

My Commission Expires 9-30 20 12

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 91201 WILLIAM NOLEN GROGAN, JR. Commission Expires Sept. 30, 2012 MADISON COUNTY

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, has 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 6th day of June, 2012

Ashley N. Hughes Young

STATE OF
COUNTY OF

Personally appeared before me, the undersigned authority, Ashley N. Hughes Young, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 6th day of June, 2012

Notary Public

My commission expires: 9-30-12

Subscribed and sworn to before me in my presence, this 7th day of June 2012, a Notary Public in and for the County of Madison State of MS

(Signature) Notary Public

My Commission Expires 9-30 20 12

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 91201
WILLIAM NOLEN GROGAN, JR.
Commission Expires
Sept. 30, 2012
MADISON COUNTY