WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of June, 2012

Notary Public:

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KAREN FORD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 30598
(Davidson County File Box 9-B)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Robert J. Yawn	SunTrust Mortgage	Parcel ID:
103 Westwood Trace	1001 Semmes Ave.	104140B00300
Nashville, TN 37212	Richmond, VA 23224	

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, we

William Rob Byrd and wife, Clair C. Byrd

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Robert J. Yawn

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 Unit No. 3, on the Plan of Westwood Trace, of record in Plat Book 6200, Page 215, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to William Rob Byrd by deed from Caroline Phillips Nail and husband, John Nail, of record in Instrument 20060104-0000914, Register's Office for said County, dated December 29, 2005.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 6522, Page 322; Book 6889, Page 711; Book 7599, Page 912; Book 7948, Page 626; Instrument 200107200077359; and Instrument 200706200073748, said Register's Office.

This conveyance is made subject to: (1) 2012 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6200, Page 215, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 103 Westwood Trace, Nashville, TN 37212

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 15th day of June, 2012.

William Rob Byrd

Clair C. Byrd

BILL GARRETT, Davidson County
Trans: T20120044745 DEEDWARR
Recvd: 06/18/12 11:10 2 pgs
Fees: 13.00 Taxes: 888.00
20120618-0053146

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Rob Byrd and Clair C. Byrd, 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 at Franklin, Tennessee, this 15th day of June, 2012.

My Commission Expires: 11/7/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN