RECORD & RETURN TO:
REALTY TITLE & ESCROW CO. INC.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20120060944 DEEDWARR
Recvd: 08/15/12 15:45 2 pgs
Fees:13.00 Taxes:573.50
20120815-0073160

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
1000 Corporate Center Drive, Suite 125
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $155,000.00

Affiant

Subscribed and sworn to before me, this 10th day of August 2012

Notary Public
My commission expires: April 12, 2015

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Address of New Owner:	Send Tax Bills to:	Tax Information
Karen M. Childress 812 Harpeth Knoll Road Nashville, TN 37221	NEW OWNER	14214015600

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jason Stanford Yoder and wife, Jennifer Yoder,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Karen M. Childress,** unmarried **, and Alexander R. Shaw,** unmarried **,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 680 on the Plan of Section Three, Harpeth Woods, of record in Plat Book 5200, at page 270, 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 Jason Stanford Yoder by deed from Harold Rucker and Dianne Rucker dated May 30, 2003 and recorded in Instrument No. 200306040076585, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 812 Harpeth Knoll Road, Nashville, TN 37221

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. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this the 10th day of August, 2012.

Jason Stanford Yoder by Jennifer B Yoder, atty in fact
Jason Stanford Yoder

Jennifer B Yoder
Jennifer Yoder

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 **Jennifer Yoder**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she is the attorney-in-fact for **Jason Stanford Yoder** and who further acknowledged that she executed the within instrument for the purposes therein contained by signing her name as the attorney-in-fact for **Jason Stanford Yoder.**

Witness my hand and official seal at Franklin, Tennessee, this the 10th day of August, 2012.

M. Kristin Selph
Notary Public

My Commission expires: 3-21-2016

M. KRISTIN SELPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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 **Jennifer Yoder**, 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 Franklin, Tennessee, this the 10th day of August, 2012.

M. Kristin Selph
Notary Public

My Commission expires: 3-21-2016

M. KRISTIN SELPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

FILE NO: 2012082186