File Box 8

PREPARED BY (AND RETURN TO):


# *WILKINS & IVEY*

*Attorneys at Law*
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Christy Wilkins Ivey — *Percy Wilkins, Jr. (retired)*


W & I Ref:( DM ) Title No: 51489
Dav. Co. File: Box 8

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Berje K. Yacoubian<br>Katherine M. Wade-Yacoubian<br>109 Dunham Springs Lane<br>Nashville, TN 37205 | Regions Bank d/b/a Regions Mortgage<br>2050 Parkway Office Circle<br>Birmingham, Alabama 35244 |

**TAX MAP-PARCEL NUMBERS:** 116010A00500CO

BILL GARRETT, Davidson County
Trans:T20120065516 DEEDWARR
Recvd: 08/31/12 11:52 2 pgs
Fees:13.00 Taxes:3363.30
20120831-0078955

## *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$909,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert A. Farnsworth and spouse, Amanda Cunningham Farnsworth**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Berje K. Yacoubian and spouse, Katherine M. Wade-Yacoubian** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Dunham Springs, Residential PUD of record in Book 6250, page 936, Register's Office for said County.

Said Lot No. 5 fronts 58.34 feet on the southeasterly margin of Dunham Springs Lane and extends back 173.14 feet on the northeasterly line and 142.15 feet on the southwesterly line to a dead line in the rear, measuring 137.00 feet thereon.

Being the same property conveyed to Robert A. Farnsworth and spouse, Amanda Cunningham Farnsworth by Warranty Deed from Dunham Springs Corp. a corporation, dated April 26, 1991 and recorded on April 26, 1991 of record in Book 8338, page 956, Register's Office for Davidson County, Tennessee.

**Description Reference:** The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2012, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6250 Page 836 as amended in Book 8607, page 702, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 7899, page 677, said Register's Office and Book 7903, page 993, said Register's Office. Easements retained by the Metropolitan government of Nashville and Davidson County, Tennessee by Bill No. 82-1062, abandoning Shadybrook Road and Bill No. 85-1074, abandoning the right-of-way of Dunham Springs Road, south of proposed cul-de-sac. Deeds of Conveyance to the Metropolitan Government of Nashville and Davidson County, Department of Water and Sewer Services of record in Book 7593, page 527 and Book 7593, page 590, said Register's Office. The Declaration of Covenants, Conditions and Restrictions of record in Book 6875, page 530, Doc. No. 20080707-0069889, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

**This is improved property, known as: 109 Dunham Springs Lane, Nashville, Tennessee 37205**

**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, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 29th day of August, 2012.

Robert A. Farnsworth

Amanda Cunningham Farnsworth

**State of** TENNESSEE
**County of** DAVIDSON

On this 29th day of August, 2012 , before me the undersigned authority, personally appeared Robert A. Farnsworth and Amanda Cunningham Farnsworth , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015

Notary

**State of** TENNESSEE
**County of** DAVIDSON

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $909,000.00

Affiant

Sworn and subscribed before me this the 29th day of August, 2012

Notary Public

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: March 3, 2015