3 GSRn B1E44

BILL GARRETT, Davidson County
Trans:T20120067459 DEEDWARR
Recvd: 09/07/12 16:22 2 pgs
Fees:13.00 Taxes:932.40

20120907-0081490

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $252,000.00. Affiant Subscribed and sworn to before me, this 7th day of September, 2012. Notary Public My Commission Expires: 9-22-2015

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address New Owner As Follows: Adam W. Yost and Susan C. Yost 117 Stone Briar Court Nashville, TN 37211	Send Tax Bills To: Churchill Mortgage Corporation 761 Old Hickory Blvd., Ste. 400 Brentwood, TN 37027	Map-Parcel Number: 180-03-0A-045.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Darren M. Dodson and wife, Justine Dodson,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Adam W. Yost and wife, Susan C. Yost**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 152, as shown on the map entitled the Plan of Section 1C, Stone Creek Park, of record in PUD Boundary Plat in Book 9700, page 266 and amended in Plat Book 9700, page 469, 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 Darren M. Dodson, by deed from Patrick A. Cannon and wife, Sandra J. Cannon, of record as Instrument No. 20090724-0069526, dated July 17, 2009, said Register's Office.

Justine Dodson joins in the execution of this instrument to convey any interest she may have in the subject property as spouse of Darren M. Dodson.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

499616.1/2010969

This conveyance is made subject to:

1. 2012 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 9700, page 266 and Plat Book 9700, page 469, said Register's Office.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 10324, page 365 and Instrument No. 20010719-0076875 and Instrument No. 20020722-0087705, said Register's Office.

4. Water Use Agreement of record in Book 6068, page 119, said Register's Office.

5. Agreement for Dedication of Easement Water Mains and Appurtenances of record in Book 6218, page 199, said Register's Office.

6. Easement for Encroachment of record in Book 10487, page 632, said Register's Office. (does not affect Lot 152)

7. Easement Agreement of record in Book 10716, page 596, said Register's Office.

8. Rights of others in and to the use of the common areas/elements.

This is improved property known as: **117 Stone Briar Court, Nashville, TN 37211.**

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 Grantors covenant with the said Grantees that they 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 further covenant and bind themselves, their heirs and assigns, 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 person whomsoever.

WITNESS my hand this 7th day of September, 2012.

Darren M. Dodson by John Rula, Attorney-in-Fact, pursuant to Power of Attorney of record in Instrument No. 20120907-0081488, RODCT.

Justine Dodson by John Rula, Attorney-in-Fact, pursuant to Power of Attorney of record in Instrument No. 20120907-0081489, RODCT.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, John Rula, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument on behalf of Darren M. Dodson and Justine Dodson, and who acknowledged that he executed the same as the free act and deed of the said Darren M. Dodson and Justine Dodson.

Witness my hand and official seal this 7th day of September, 2012.

Notary Public

My Commission Expires: 06/21/2016

CATHERINE R. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires June 21, 2016

DS791.1/2002216