BILL GARRETT, Davidson County
Trans:T20120071182 DEEDWARR
Recvd: 09/21/12 09:01 2 pgs
Fees:13.00 Taxes:1036.00

20120921-0085836

 (Notary Stamp)	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $280,000.00 Affiant Subscribed and sworn to before me, this 20th day of September, 2012. Notary Public My commission expires: 9-5-16

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
William E. Baucom **Susan Spurgeon**	**New Owner**	**MAP\PARCEL 118-09-0-268.00**
1017 Clifton Lane	← SAME	
Nashville, TN 37204		

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 ACKNOWLEDGE, WE,

Wendell G. Yarbrough and wife, Glenda Y. Yarbrough

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William E. Baucom and wife, Susan Spurgeon

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:

Land in DAVIDSON County, Tennessee, being Lot 2 on the plan of Clifton Lane of record in Instrument No. 20021223-0157907, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Wendell G. Yarbrough and wife, Glenda Y. Yarbrough, by Warranty Deed from Charles A. Howell, III and Juliet H. Howell, of record in Instrument No. 20030319-0036631, Dated March 13, 2003, Register's Office for Davidson County, Tennessee.

The Grantors, currently being the owners of Lot 1 on the plan of Clifton Lane, of record in Instrument No. 20021223-0157907, hereby expressly grant a Sewer Line Easement for the benefit of the Grantees, their heirs, successors and assigns, for the purpose of constructing, maintaining and the use of a Sewer Line to serve Lot 2 on the plan of Clifton Lane, to run with the land, said Easement to run along the Southerly line of Lot 1 within and along the area as shown on the plan of Clifton Lane, of record in Instrument No. 20021223-0157907, as "10 foot Private Sanitary Sewer Service Line Easement".

Further, Grantors convey unto Grantees all of their rights, title and interest in and to the Grant of Easement from Mary Cecelia Ralston recorded as Instrument No. 20120921-0085834, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Instrument No. 20021223-0157907, Register's Office for DAVIDSON County, Tennessee.
Sewer and Drainage Easement to Metro of record in Book 3934, Page 247, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.

Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is unimproved property known as 1017 Clifton Lane, Nashville, TN 37204.

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 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 my/our hand(s) this 20th day of September, 2012.

Glenda Y. Yarbrough

Wendell G. Yarbrough by Glenda Y. Yarbrough, attorney-in-fact

Wendell G. Yarbrough
By: Glenda Y. Yarbrough, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Glenda Y. Yarbrough, the within named grantor, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of September, 2012.

Notary Public

My Commission Expires: 9-5-16

DANIEL HEARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Glenda Y. Yarbrough,** with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of Wendell G. Yarbrough for the purposes therein contained, and who further proved to me that she is the **Attorney in Fact** for Wendell G. Yarbrough and is authorized by Wendell G. Yarbrough to execute this instrument on his behalf.

Witness my hand, at office, this 20th day of September, 2012.

Notary Public

My Commission Expires: 9-5-16

DANIEL HEARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File #: **120801DH**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027