BILL GARRETT, Davidson County
Trans:T20120071182 DEEDWARR
Recvd: 09/21/12 09:01 2 pgs
Fees:13.00 Taxes:2257.00

20120921-0085838

 (Notary Stamp)	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $610,000.00 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:
John A. Roth, Jr. **Andrea M. Roth**	Magna Bank	**MAP\PARCEL 118-09-0-024.00**
1021 Clifton Lane	6525 Quail Hollow Rd #513	
Nashville, TN 37204	Memphis, TN 38120	

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

John A. Roth, Jr. and wife, Andrea M. Roth

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 No. 1 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.

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.
Sewer Line Easements described in Warranty Deed of record in Instrument No. 20120921-0085836 and Grant of Easement of record in Instrument No. 20120921-0085834, 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 improved property known as 1021 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.

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

Glenda Y. Yarbrough

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 #: **120835DH**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027