BILL GARRETT, Davidson County
Trans:T20120092200 DEEDWARR
Recvd: 12/03/12 16:03 2 pgs
Fees:13.00 Taxes:2090.13
20121203-0111070

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(DM) Title No: 51675
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Matthew Jacques 107 Gilman Ave. Nashville, Tennessee 37205	CRESCENT MORTGAGE COMPANY 5901 PEACHTREE DUNWOODY RD, NE SUITE 250 ATLANTA, GA 30328

TAX MAP-PARCEL NUMBERS: 12908010400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$564,900.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Eric B. Yanez and spouse, Janet D. Yanez**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Matthew B. Jacques*** 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: * AN UNMARRIED MAN

Land in Davidson County, Tennessee, being Lot No. 29 of Block "G" on the Plan of 2nd Revised Plan Highlands of Belle Meade No. 2 of record in Book 1130, pages 71 and 72, Register's Office for said County.

Said Lot No. 29 of Block "G" fronts 99.86 feet on the broken southerly margin of Gilman Avenue and extends back 200 feet on the easterly line and 199.87 feet on the westerly line to a broken line in the rear, measuring 115.14 feet thereon.

Being the same property conveyed to Eric B. Yanez and wife, Janet D. Yanez by Warranty Deed from George A. Burke, Jr., and wife, Lea L. Burke, dated Aug. 12, 2009 and recorded on Aug. 14, 2009 of record in Doc. No. 20090814-0076497, Register's Office for Davidson County, Tennessee. Eric B. Yanez and Eric Yanez are one and the same person. Janet D. Yanez and Janet Yanez are one and the same person.

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 2013, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1130 Pages 71 and 72, Book 843, page 18, said Register's Office, which Plan shows a 50 foot minimum building setback line from Gilman Avenue and a 10 foot easement for public utility purposes along the rear line of said lot.

This is improved property, known as: 107 Gilman Avenue, 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 30th day of November, 2012.

Eric Yanez

Janet Yanez

State of TENNESSEE
County of DAVIDSON

On this 29 day of November, 2012 , before me the undersigned authority, personally appeared Eric Yanez and Janet Yanez , 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: 8/27/2014

Notary

DAVID W. ELKINS NOTARY PUBLIC Exp. Aug. 27, 2014 DeKALB COUNTY, GA

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 $564,900.00

Affiant

Sworn and subscribed before me this the 30th day of November, 2012

Notary Public

My Commission Expires: 7-8-13

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JULY 8, 2013