BILL GARRETT, Davidson County
Trans:T20120093836 DEEDWARR
Recvd: 12/07/12 13:39 2 pgs
Fees:13.00 Taxes:484.70

20121207-0113060

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $131,000.00

Affiant

Subscribed and sworn to before me, this 28th day of November, 2012.

Notary Public
My commission expires: 5/23/16

Rebecca A. Dotoda
State of Tennessee Notary Public
Rutherford County

06-1211-74927

Address of New Owner:	Send Tax Bills to:	Tax Information
Jeremy Johnson	Sumner Bank & Trust	109-05-0-D-035.00
1707 Lincoya Bay Drive	967 A. Grassland Place	
Nashville TN 37214	Gallatin, TN. 37066	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Nicole L. Yraguen Wilbur, Married, Francisco Yraguen and Wife, Patricia M. Yraguen, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jeremy H. Johnson, a single man hereinafter called the Grantees, their successors 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 Unit No. 1707, on the Plan of The Cottages at Williams Bend, as established by the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20040628-0076712, shown as Exhibit "C" to the Supplementary Declarations of record in Instrument No. 20041028-0129585, with additional Supplementary Declarations of record in Instrument No. 20050923-0114373, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Nicole L. Yraguen, a single woman and Francisco Yraguen and Patricia M. Yraguen, husband and wife by deed from 70 South Associates, LLC, a Tennessee Limited Liability Company, dated August 29, 2005, recorded August 31, 2005, of record in Instrument No. 20050831-0104005, Register's Office for Davidson County, Tennessee. Nicole L. Yraguen having since married and is now known as Nicole L. Yraguen Wilbur.

Sean Wilbur, spouse of Nicole L. Yraguen Wilbur, hereby joins in the execution of this instrument to convey any marital interest he may have in subject 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 property is improved property known as 1707 Lincoya Bay Drive, Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 27th day of November, 2012.

Nicole L. Yraguen Wilbur

Sean Wilbur

Francisco Yraguen

Patricia M. Yraguen

STATE OF OREGON
COUNTY OF CLACKAMAS

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Nicole L. Yraguen Wilbur and Sean Wilbur, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand this 27th day of November, 2012.

Julie L Johnson
Notary Public

My Commission expires 6-8-14

OFFICIAL SEAL
JULIE L JOHNSON
NOTARY PUBLIC-OREGON
COMMISSION NO. 449278
MY COMMISSION EXPIRES JUNE 08, 2014

STATE OF OREGON
COUNTY OF CLACKAMAS

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Francisco Yraguen and Patricia M. Yraguen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand this 27th day of November, 2012.

Julie L Johnson
Notary Public

My Commission expires 6-8-14

OFFICIAL SEAL
JULIE L JOHNSON
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COMMISSION NO. 449278
MY COMMISSION EXPIRES JUNE 08, 2014