RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027
File No.: TN122537

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120096615 DEEDWARR
Recvd: 12/18/12 11:36 2 pgs
Fees:13.00 Taxes:666.00
20121218-0116430

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00.

Brandon S Ingram
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of November, 2012.

NOTARY PUBLIC

My commission expires: 9/29/[illegible]

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 9-29-[illegible]

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brandon Ingram 3029 Lakeshore Old Hickory, TN 37138	SAME AS NEW OWNER	054090A01000C0

FOR AND IN CONSIDERATION of the sum of One Hundred Eighty Thousand and 00/100 Dollars ($180,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **DANNY JAMES YATES, UNMARRIED, AND JANICE F. YATES, UNMARRIED,** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **BRANDON INGRAM, MARRIED,** hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 10, on the Final Plat, Lake Shore Pointe and Resubdivision of Lot 1 of The Villas of LakeMeade, Phase II, as shown by plat appearing of record in Instrument No. 20040903-0106917, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to James Danny Yates and Janice F. Yates, by Warranty Deed from VAY, LLC, a Tennessee limited liability company, dated 9/24/2004, recorded 9/29/2004, of record in Instrument No. 20040929-0117042, in the Register's Office for Davidson County, Tennessee.

This is improved property more commonly known as 3029 Lakeshore Drive, Old Hickory, TN 37138.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2012 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 30th day of November, 2012.

DANNY JAMES YATES

JANICE F. YATES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Danny James Yates and Janice F. Yates, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 30th day of November, 2012.

Notary Public

David Webber
Printed Notary Name

My commission expires: 9/29/14

DAVID P. WEBBER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 9-29-2014