WARRANTY DEED

File #12113115

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $192,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of December, 2012.

Notary Public

MY COMMISSION EXPIRES: 4/16/14
(AFFIX SEAL)

Rutherford County Vanessa E. Allen STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg A
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer Michelle Green	Primary Residential Mortgage,	173-9-A/165CO
(NAME)	(NAME)	
7719 Porter House Drive	4750 W. Wiley Post Way, Ste. 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Salt Lake City, UT 84116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I/WE, **Brian Yoeckel, Unmarried and Barry Yoeckel, Unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jennifer Michelle Green, an unmarried woman,** 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:

Being Lot No. 224, on the plan of Revision Two Resubdivision of Lots 47, 48, 72, 73 & 63 through 69, Section Two, Lenox Village, as the same appears of record in Plat Book 200301150006163, Page , Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Barry Yoeckel, Unmarried and Brian Yoeckel, Unmarried, by deed from Joshua S. Phillips and Stacy L. Phillips, dated 09/28/2005, of record in Instrument No. 20051004-0119493, said Register's Office.

This conveyance is subject to: Any and all matters as set forth in the plat of record in Instrument No. 200301150006163, said Register's Office.; Declaration of Covenants, Conditions and Restrictions of Instruction No. 20020315-0032826 and in Instrument No. 20020911-0110906, said Register's Office.; Easements and/or setback lines of record in Plat Instrument No. 200301150006163, said Register's Office.; Master Deed of record in Instrument No. 20020315-0032825, said Register's Office.; Easement for sanitary sewer, storm drainage and water main with appurtenances of record in Instrument No. 20011129-0130322, said Register's Office.; Easement for sanitary sewer, storm drainage of record in Instrument No. 20011106-0121932 and Book 7361, Page 230 and Book 7985, Page 449 and Instrument No. 20010918-0100850, said Register's Office.; Easement for water mains and appurtenances as of record in Instrument No. 20011112-0123853, said Register's Office.; Easement for stormwater detention as of record in Instrument No.20020408-0042676, said Register's Office.; Charter of Homeowners Association of record in Instrument No. 20010412-0045831, said Register's Office.; Access Easement as retained by Lord's Chapel Church in deed of record in Instrument No. 20010103-0000902, said Register's Office.; Easement for the flow of water of unnamed tributary of Mill Creek and the rights of the public therein..

unimproved ☐
This is improved ☒ property, known as **7719 Porter House Drive, Nashville,TN,37211**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with 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.

BILL GARRETT, Davidson County
Trans:T20130000490 DEEDWARR
Recvd: 01/03/13 08:57 2 pgs
Fees:13.00 Taxes:712.99

20130103-0000563

Witness our hands this 18th day of December, 2012.

Brian Yoeckel

Barry Yoeckel, By Brian Yoeckel, As His Attorney in Fact

Barry Yoeckel, By Brian Yoeckel, As His

Attorney in Fact

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Brian Yoeckel , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 18th day of December, 2012.

Commission expires: 8/11/14

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

Notary Public

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

On this 18th day of December, 2012, before me personally appeared Brian Yoeckel, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged the he is the attorney-in-fact of Barry Yoeckel and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Instrument No. 20130103000056 2 Register's Office for Davidson County, Tennessee.

Witness my hand and official seal, this the 18th day of December, 2012.

Notary Public

My Commission Expires: 8/11/14

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg. A
Murfreesboro, TN 37130