Return to: John T. Cook, P.C.
2927 Berry Hill Drive
Nashville, TN 37204

File # 24656-8
Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130017406 DEEDWARR
Recvd: 03/04/13 08:34 2 pgs
Fees:13.00 Taxes:592.00
20130304-0021085

R-VRES-13-5603

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF February, 2013.

Notary Public

MY COMMISSION EXPIRES: 1/6/14
(AFFIX SEAL)

DEBORAH M. O'NEIL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert E. Womack	Farmington Financial Group	
5603 Louisiana Avenue	(NAME) 2002 Richard Jones Rd Suite 300 A	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville, TN 37215	091-06-0-242.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we KIM YEAGER, FKA KIM TORCIVIA, AND TIMOTHY YEAGER, WIFE AND HUSBAND, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ROBERT E. WOMACK, A SINGLE MAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOTS NUMBERED 1506 AND 1508, BLOCK 23 ON THE PLAN OF PLAN NO. 2 OF WEST NASHVILLE OF RECORD IN PLAT BOOK 57, PAGE 172, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO KIM TORCIVIA AND TIMOTHY YEAGER, BOTH UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP BY WARRANTY DEED FROM ROBERT TERRY AND PATRICK TERRY, MARRIED OF RECORD AT INSTRUMENT NO. 20081223-0122324, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED DECEMBER 22, 2008 AND RECORDED ON DECEMBER 23, 2008.

THE SAID KIM TORCIVIA HAVING SINCE MARRIED AND NOW BEING KNOWN AS KIM YEAGER.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 57, PAGE 172, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 5603 Louisiana Avenue, Nashville, Tennessee 37209
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 27th day of February, 2013.

Kim Yeager

Timothy Yeager

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kim Yeager and Timothy Yeager, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of February, 2013.

Notary Public

My Commission Expires:

(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903