#8843

Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

BILL GARRETT, Davidson County
Trans: T20130035435 DEEDWARR
Recvd: 04/30/13 10:36 2 pgs
Fees: 13.00 Taxes: 953.79

20130430-0042938

# WARRANTY DEED

Victor Hazelwood Notary Public State of Tennessee Davidson County My Comm. Exp. 3/2/2014

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $257,780.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF APRIL, 2013.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Wendy Cash (NAME) | PrimeLending, A Plains Capital Company (NAME) | 147-05-0-123.00 |
| 301 Bramblewood Drive (ADDRESS) | 18111 Preston Road (ADDRESS) | |
| Nashville, Tennessee 37211 (CITY) (STATE) (ZIP) | Dallas, TX 75252 (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, WE, Brent A. Yates and wife, Jennifer M. Yates, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wendy Cash and Edward C. Cash, wife and husband, 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:

Land in Davidson County, Tennessee, being Lot No. 436 on the Plan of Crieve Hall Estates, Section Six, of record in Book 2331, Page 1, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Brent A. Yates and wife, Jennifer M. Yates, by deed of record in Instrument No. 20070712-0083245, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 301 Bramblewood 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.

Witness our hands this 25th day of April, 2013.

Brent A. Yates

Jennifer M. Yates

STATE OF Tennessee
COUNTY OF Putnam

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brent A. Yates and Jennifer M. 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 official seal at Cookeville TN this 25th day of April, 2013

Commission expires: 12/9/2015

Correen Boren
Notary Public

CORREEN BOREN
STATE OF TENNESSEE NOTARY PUBLIC
WARREN COUNTY