BILL GARRETT, Davidson County
Trans:T20130036550 DEEDWARR
Recvd: 05/02/13 12:32 2 pgs
Fees:13.00 Taxes:814.00

20130502-0044329

(Notary Stamp)	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $220,000.00 Affiant Subscribed and sworn to before me, this 24th day of April, 2013. Notary Public My commission expires: MY COMMISSION EXPIRES OCTOBER 20, 2013

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
David C. Yunker	**New Owner**	**Map\Parcel: 118-05-0-A-041.00C**
940 Gale Lane #119		
Nashville, TN 37204		

FOR AND IN 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 ACKNOWLEDGE, WE,

Phillip Hilliard, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David C. Yunker, unmarried

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 designated as Building 12, Apartment A, St. Martin Square, now known as 12 South Towers Planned Unit Development, as shown on plat of record in Plat Book 4460, Page 186 and amended in Instrument No. 20031107-0163683, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Phillip Hilliard, unmarried by Warranty Deed from James Jeremy Burns and wife, Emily Diane Burns, of record in Instrument No. 20091007-0093325, dated October 2, 2009, Register's Office for Davidson County, Tennessee. Phillip Hilliard having since married.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 4460, Page 186 and amended in Instrument No. 20031107-0163683, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 4611, Page 682 and amended in Book 4710, Page 224 and Instrument No. 20031107-0163683, Register's Office for DAVIDSON County, Tennessee.
Deed to HOA of record in Book 4710, Page 602, Register's Office for DAVIDSON County, Tennessee.
Charter for HOA of record in Book 4611, Page 674, Book 4711, Page 48 and Instrument No. 20031107-0163682, Register's Office for DAVIDSON County, Tennessee.
Bylaws of record in Book 4611, Page 692 and amended in Instrument No. 19991230-0308948, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the 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 is improved property known as 940 Gale Lane #119, Nashville, TN 37204.

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 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 my/our hand(s) this 24th day of April, 2013.

Phillip Hilliard by: [signature], Attorney in Fact

Phillip Hilliard
By: Daniel T. Heard, Attorney-in-Fact

*Heather Hilliard, spouse of Phillip Hilliard, joins in the execution of this instrument for the purpose of conveying his/her marital interests, if any, in subject property.

Heather Hilliard by: [signature], Attorney in Fact

Heather Hilliard
By: Daniel T. Heard, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Daniel T. Heard** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Phillip Hilliard and wife, Heather Hilliard for the purposes therein contained, and who further proved to me that he/she is the **Attorney in Fact** for Phillip Hilliard and wife, Heather Hilliard and is authorized by Phillip Hilliard and wife, Heather Hilliard to execute this instrument on his/her behalf.

Witness my hand, at office, this 24th day of April, 2013.

[signature]
Notary Public

My Commission Expires: 9-23-13

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

File #: **130244DH**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027