RETURN TO / PREPARED BY:
First Title & Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 31079
(Davidson County File Box 9-B)

BILL GARRETT, Davidson County
Trans:T20130045786 DEEDWARR
Recvd: 06/03/13 10:48 2 pgs
Fees:13.00 Taxes:1146.63
20130603-0055502

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Avenue, Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $309,900.00

ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

Affiant

Subscribed and sworn to before me, this 31st day of May, 2013.

Notary Public
My commission expires:

03-1305-37963

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Justin Yusko 832 Clematis Dr. Nashville TN 37205	Pinnacle Bank 150 3rd Avenue South, Ste. 900 Nashville, TN 37201	102-14-0-040.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Clinton Burney Skates, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Justin J. Yusko and wife, Lauren R. Yusko**, hereinafter called the Grantees, their successors 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. 317, on the Plan of Brooke Meade, Section IX, of record in Book 2331, Pages 34 and 35, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Clinton Burney Skates by deed from Fieldstone Mortgage Company, dated November 14, 2003, recorded December 4, 2003, of record in Instrument No. 20031204-0174338, Register's Office for Davidson County, Tennessee.

Sarah Skates, spouse of the Grantor, hereby joins in the conveyance for the purpose of conveying any marital interest, if any, in the subject 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 property is improved property known as 832 Clematis Dr., Nashville, TN 37205

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 30th day of May, 2013.

Clinton Burney Skates

Sarah Skates

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Clinton Burney Skates, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 30th day of May, 2013.

State of Tennessee at Large

My Commission expires: 3/4/15.

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sarah Skates, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 30th day of May, 2013.

State of Tennessee at Large

My Commission expires: 3/4/15.

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY