BILL GARRETT, Davidson County
Trans:T20130052640 DEEDWARR
Recvd: 06/21/13 10:36 2 pgs
Fees:13.00 Taxes:540.20

20130621-0063760

MARY ANNE HARDAWAY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 146,000.00

Kara Gregory
Affiant

Subscribed and sworn to before me, this 17th day of June, 2013.

Notary Public

My commission expires: 3-01-16

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
505 E MAIN STREET SUITE B
HENDERSONVILLE, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
KARA GREGORY	**BRANCH BANKING & TRUST**	**09503005400**
2312 SWEETWOOD RD	**301 COLLEGE STREEET**	
NASHVILLE, TN 37214	**GREENVILLE, SC 29601**	

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,

DIANA GAY YELTON, A SINGLE PERSON

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

KARA GREGORY, 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:

Being Lot No. 119 on an Advance copy of the Plan of Merry Oaks Subdivision, in the 3rd Civil District of said County, shown on a copy of a plan thereof prepared by W. W. Turner Company, Engineers, and described as follows:

Beginning at a point in the northerly margin of Sweetwood Road, at the common corner of Lots 118 and 119; thence with the line between said lots, northerly 191.1 feet to a point; thence easterly 88 feet to the common corner of Lots 119 and 120; thence with the line between said lots; thence with the margin of the same westerly 88 feet to the beginning.

BEING THE SAME PROPERTY CONVEYED TO DIANA GAY YELTON, A SINGLE PERSON, BY QUITCLAIM DEED FROM RHETT C. CHANDLER, TRUSTEE, DATED 10/12/2011 RECORDED ON 10/18/2011 IN INSTRUMENT NO. 20111018-0081040 SAID REGISTER'S OFFICE FOR SAID COUNTY.

ALSO BEING THE SAME PROPERTY CONVEYED TO CATHERINE H. YELTON BY WARRANTY DEED FROM AMOS L. JERMAN AND WIFE, MARY B. JARMAN, DATED 07/05/1972 RECORDED ON 07/11/1972 IN BOOK 4617 PAGES 546-547 SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 2312 SWEETWOOD RD, NASHVILLE, TN 37214.

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 in 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 17th day of June, 2013.

DIANA GAY YELTON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, DIANA GAY YELTON, the within named Grantors, 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, at office, this 17th day of June, 2013.

Notary Public

My Commission Expires: 3-01-16

MARY ANNE HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY