This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
John R. Yeager
116 Windsor Terrace Dr.
Nashville, Tennessee 37221

SEND TAX BILL TO:
Owner

MAP	**143-010**
GROUP	**A**
PARCEL	**116CO**

BILL GARRETT, Davidson County
Trans:T20130052818 DEEDWARR
Recvd: 06/21/13 14:05 3 pgs
Fees:18.00 Taxes:843.60
20130621-0063993

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Carol D. Abeyta,** unmarried, hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **John R. Yeager and wife, Arleen Yeager**, 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 116 together with Carport "H" and the appurtenant interest in the common elements of Windson Terrace Condominiums, Phase One, of record in Book 7150, page 968, as "Exhibit C" to the Master Deed which establishes said condominium of record in Book 7150, page 921, as amended, the site plan being originally of record in Book 6250, page 869, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Carol D. Abeyta by deed dated from of record in , Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2013 and subsequent years.

This is **improved** property known as **116 Windsor Terrace Dr., Nashville, Tennessee 37221.**

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, GRANTOR does covenants with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 the **14th** day of **June, 2013.**

Carol D. Abeyta, by Diane R. Wright, Attorney in Fact

Carol D. Abeyta, by Diane R. Wright, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Diane R. Wright,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the Attorney in Fact for Carol D. Abeyta, the bargainor, and that as said Attorney in Fact she executed the within Warranty Deed for the purposes therein contained by signing the name of Carol D. Abeyta as her free act and deed..

WITNESS my hand and official seal this 14th day of June, 2013.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/3/2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $228,000.00.

AFFIANT

Subscribed and sworn to before me on this 14th day of June, 2013.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/3/2016