WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF AUGUST, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Russell ~~X~~Moore	New Owner	
(NAME)	(NAME)	
4917 Timberdale Drive		147-5-223
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(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, **CAROL J. YARNELL, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RUSSELL ~~X~~X MOORE *AND ANNA ~~X~~X HALL,**** 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:

*an unmarried man **an unmarried woman asjoint tenants

Land in Davidson County, Tennessee, being Lot No. 69on the Plan of Caldwell Country estates, Section II, of record in Plat Book 2663, page 128, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Ronald R. Yarnell and wife, Carol J. Yarnell by Warranty Deed from Mary S. Fuqua Broadus and husband, Winfred M. Broadus od record in Book 10292, page 374, said Register's Office. The said Ronald~~X~~R. Yarnell has since died vesting title solely in Carol J. Yarnell, as Tenants by the Entirety.

This conveyance is subject to (a) 2013 real property taxes; (b) all matters appearing on the plan of record in Book 2663, page 1228, said Register's Office; and (c) restrictive covenants of record in Book 2907, page 93 and Book 2921, page 87, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 4917 Timberdale 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.

BILL GARRETT, Davidson County
Trans:T20130074149 DEEDWARR
Recvd: 08/27/13 14:17 2 pgs
Fees:13.00 Taxes:961.63
20130827-0090450

Witness my hand this 23RD day of August, 2013.

Carol J. Yarnell

Carol J. Yarnell

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carol J. Yarnell , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 23RD day of August, 2013..

Commission expires:

Notary Public