WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130100182 DEEDWARR
Recvd: 11/26/13 14:00 2 pgs
Fees:13.00 Taxes:630.94
20131126-0121466

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,525.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of November, 2013.

Notary Public

MY COMMISSION EXPIRES: March 03, 2014

(AFFIX SEAL)

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Martha E. Caron	Peoples Home Equity, Inc.	16400001900
(NAME)	(NAME)	
5760 Mt. View Rd.	150 N. Seven Oaks	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Knoxville, TN 37922	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Yarbrough Group, LLC, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Martha E.Caron, unmarried, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in the 2nd Civil District of Davidson County, Tennessee, being part of Tract No. 6 Division of the Rucker Farm, as of record in Plat Book 1424, Page 138, Register's Office for Davidson County, Tennessee, and more particularly described according to a survey made by George W. Watkins, Surveyor, as follows, to wit:

Beginning at a point in the center of Mt. View Road, said point being as measured from a railroad spike located in Mt. View Road at the Southwest corner of Tract No. 6 on said Division of the Rucker Farm as of record in Plan Book 1424, Page 138, Register's Office for Davidson County, Tennessee; thence along the center line of Mt. View Road North 15 degrees 45 minutes East 166.5 feet to a railroad spike; thence continuing along the center line of Mt. View Road North 10 degrees East 43.5 feet to the point of beginning; thence along the center line of Mt. View Road North 10 degrees East a distance of 100 feet to a point in the center line of Mt. View Road; thence South 84 degrees 40 minutes East a distance of 1136 feet to an iron pin; thence South 2 degrees 30 minutes West a distance of 100 feet to an iron pin; thence North 84 degrees 40 minutes West a distance of 1149 feet to the point of beginning.

Being the same property conveyed to Reverse Mortgage Solutions, Inc., by Trustee's Deed, from Angela Boyd, Co-Trustee, dated July 20, 2011, and recorded August 5, 2011, of record in Instrument No. 20110805-0060313, said Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Yarbrough Group, LLC, a Tennessee Limited Liability Company, by Special Warranty Deed dated May 23, 2013, from Reverse Mortgage Solutions, Inc., of record in Instrument No. 20130605-0056889, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO ALL MATTERS SET OUT ON THE PLAN OF RUCKER FARM OF RECORD IN PLAT BOOK 1424, PAGE 138, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND FURTHER SUBJECT TO RESTRICTIONS, EASEMENTS, ETC. OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE THAT MAY AFFECT SUBJECT PROPERTY; FURTHER SUBJECT TO THE RIGHT-OF-WAY OF MOUNT VIEW ROAD.

unimproved ☐

This is improved ☑ property, known as 5760 Mount View Rd., Antioch, TN 37013
(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 GRANTEE, her heirs and assigns forever; and we do covenant with the said

GRANTEE 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 GRANTEE, her 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 22nd day of November, 2013.

Yarbrough Group, LLC

By: _____
Eric Yarbrough, Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Eric Yarbrough**, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the **Member** of **Yarbrough Group, LLC**, the within named bargainor, a limited liability company, and that he as such **Member** being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company, by himself as such **Member**.

WITNESS my hand and seal this 22nd day of November, 2013.

My Commission Expires:
March 03, 2014

_____
Notary Public, Deanie L. Gregory

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115