This Instrument prepared by:

Gregory T. Taylor, Esq.
TN BPR # 30993
306-B South 12th Street
P.O. Box 505, Murray, KY 42071
Deeds on Demand, PC
5029 Corporate Woods Drive, Suite 225-A
Virginia Beach, VA 23462
757-321-6536

Davidson County DEEDWARR
Recvd: 12/02/13 08:51 4 pgs
Fees:22.00 Taxes:0.00
20131202-0122134

Name and Address of New Owner	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
DONALD RALPH YEAGER and HILLARY K. YEAGER	DONALD RALPH YEAGER AND HILLARY K. YEAGER	072 09 0 374.00
922 Cahal Avenue	922 Cahal Ave	
Nashville, TN 37343	Nashville, TN 37343	

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF Ten and 00/100 ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of all of which is hereby acknowledged, DONALD RALPH YEAGER, III also known as DONALD RALPH YEAGER, married, hereinafter referred to as "Grantor", has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto DONALD RALPH YEAGER III and HILLARY K. YEAGER, husband and wife, as tenants by the entirety with rights of survivorship, hereinafter referred to as "Grantee", whose mailing address is 922 Cahal Avenue, Nashville, TN 37343, their heirs and assigns forever, the following property being situated and located in the County of Hamilton, State of Tennessee together with all improvements located thereon, and being more particularly described as follows, to wit:

All that parcel of land in ~~Hamilton~~ Davidson CKA County, State of Tennessee, as more fully described in Deed Doc # 201104110027985, ID# 072 09 0 374.00, being known and designated as land in Davidson County, Tennessee, being Lot 81, Map of Springdale Subdivision, as shown on plat of record in Plat Book 974, Page 18, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Prepared by Deeds on Demand, PC
5029 Corporate Woods Drive, Suite 225-A, Virginia Beach, VA 23462. 757-321-6936.
The attorney(ies) who prepared this instrument has/have not performed a title examination of the subject property and therefore makes no opinion or warranty as to the quality of title. The parties to this instrument agree they have reviewed, understand and accept its terms, acknowledge that they have read, understand and agree with the terms of the Deeds on Demand Invoice, Client Disclosure and Agreement (see www.deedsondemand.com/terms-of-service.aspx), and that the attorney/client relationship between the client(s) ordering and paying for the instrument and attorney(ies) preparing this instrument is strictly limited to the instrument's preparation. **Order # 28417**

TAX ID NO.: 072 09 0 374.00

BEING the same property conveyed to Grantor herein by Deed recorded in Deed Doc # 201104110027985 in the Register's Office of Hamilton County, Tennessee.

Statement required by T.C.A. 66-24-121:
The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 922 Cahal Avenue, Nashville, TN 37343.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, their successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 29 day of AUGUST, 2013.

Donald Ralph Yeager III AKA

Donald Ralph Yeager (seal)

DONALD RALPH YEAGER, III also known as DONALD RALPH YEAGER

Recording Requested By & Return To:
Chicago Title ServiceLink Division
4000 Industrial Blvd 26989602
Aliquippa, PA 15001

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STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that DONALD RALPH YEAGER, III also known as DONALD RALPH YEAGER, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his name, on this 29 day of August, 2013.

Notary Public
My Commission expires: 12/06/14

Ann Stathos Donnell
State of Tennessee Notary Public
Davidson County

VALUATION AFFIDAVIT

We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 10.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Donald Ralph Yeager III AKA
Donald Ralph Yeager
Affiant/Grantee

Subscribed and sworn to before me this 29 day of August, 2013

Notary Public
My Commission expires: 12/06/16

Ann Stathos Donnell
State of Tennessee Notary Public
Davidson County

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True Copy Certification

I, Kara Crees, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the orginal document executed and authenticated according to law.

Kara Crees
Signature

State of PA

County of Beaver

Personally appeared before me, Melanie Miller, a notary public for this county and state, Kara Crees who acknowledge that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Melanie Miller, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 27, 2014
Member, Pennsylvania Association of Notaries

My Commission Expires: 4-27-2014
Notary' Seal (if on Paper)