BILL GARRETT, Davidson County
Trans:T20140007536 DEEDWARR
Recvd: 02/03/14 09:22 3 pgs
Fees:18.00 Taxes:266.40
20140203-0009157

This Instrument prepared by:
KING, TURNBOW & BRISBY
ATTORNEYS-AT-LAW
203 THIRD AVENUE SOUTH
FRANKLIN, TN 37064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $72,000.00.

Carl Thompson
Affiant
Sworn to and Subscribed before me on this the 30 day of January, 2014.

TONY L. TURNBOW STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

NOTARY PUBLIC
My Commission Expires: 9.2141

Address of New Owners	Send Tax Bills To:	Map/Parcel Number:
Carl Thompson Dawn Thompson	Same	142060C02000CO
2805 Faith Lane		
Spring Hill, TN 37174		

WARRANTY DEED

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 acknowledged, **BRENDA YATES, an unmarried woman**, hereinafter called Grantor, has bargained and sold, and by these presents does transfer and convey unto **CARL THOMPSON and wife, DAWN THOMPSON**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

> Land in Davidson County, Tennessee, being Unit No. 15-A, on the Plan of Section 5, Doral Country Villa, of record in Plat Book 5050, Page 93, and as established by the Master Deed and Bylaws of record in Book 5011, Page 395, as

amended in Book 5015, Page 251, Book 5194, Pages 134 and 136, Instrument 200705040053687 and Instrument 200705230061626, Register's Office for said County, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete description of said Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Jimmy Yates and wife, Brenda Yates by Warranty Deed dated 12/06/2006 from Tina Rucker, unmarried of record in Instrument 200612110152239, Register's Office for Davidson County, Tennessee. The said Jimmy Yates having died on 9/17/2012, and the entire interest in the subject property vested in the said Brenda Yates by operation of law.

This is the same description as the previous deed of record.

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 I do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered except (1) 2014 Davidson County Taxes are a lien but not yet due and payable, and which have been prorated between the parties and will be paid by the Grantees in full when due; (2) Subject to any and all matters as recorded on a Plat of record in Plat Book 4885, page 142 and Plat Book 5050, page 93, said Register's Office; (3)Subject to Master Deed for Section V of record in Book 5194, Page 134, said Register's Office; (4) Subject to Master Deed and By-Laws filed for record in Book 5011, Page 395, as amended in Book 5015, Page 251, Book 5194, Page 136, Instrument 200705040053687, said Register's Office; (5) Subject to Said By-Laws were amended of record in Instrument 200705230061626, said Register's Office; (6) Subject to Charter of record in Book 5220, Page 112, said Register's Office; and (7) Subject to right-of-way for public road(s).

And I do further covenant and bind myself, my 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. Whenever used, the singular number shall include the plural, the plural shall include the singular and the use of any gender shall be applicable to all genders.

Witness our hands this 30th day of January, 2014.

Brenda Yates
BRENDA YATES

STATE OF NORTH CAROLINA
COUNTY OF New Hanover

Personally appeared before me, the undersigned authority, a Notary Public for said county and state, **BRENDA YATES**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of January, 2014.

Jeremy B. Wilkins
NOTARY PUBLIC
My Commission expires: 10/26/14

JEREMY B WILKINS
NOTARY PUBLIC
NEW HANOVER COUNTY NC