THIS INSTRUMENT PREPARED BY:
Residential & Commercial Title Services, LLC
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203
R14-1262

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Roger D. Tucker Peggy Daniel 1702 Jeans Court Nashville, TN 37216	New Owners	072-14-0-403.00

BILL GARRETT, Davidson County
Trans:T20140030852 DEEDWARR
Recvd: 05/05/14 14:40 3 pgs
Fees:18.00 Taxes:295.63
20140505-0038145

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $79,900.00

Affiant

Subscribed and sworn to before me, this the 28th day of April, 2014.

Notary Public

My Commission Expires: _____
(Affix Seal)

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Gary C. Yarbrough, an unmarried man, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Roger D. Tucker and Peggy Daniel, husband and wife ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, Being Lot No. 8 on the Plan of Jean's Estates, of record in Book 3500, page 144, Register's Office for Davidson County, Tennessee.

Said Lot No. 8 fronts 25.77 feet along a curved line on the southwesterly side of Jean's Court and extends back 121.8 feet on the northerly line and 148.6 feet on the southeasterly line to a broken line in the rear measuring 35.33 feet and 92.00 feet thereon.

Being the same property conveyed to Beasley Cooper Yarbrough and wife, Sarah Yarbrough, by Warranty Deed from Artie G. Brooks, a widow, dated December 6, 1971, recorded December 7, 1971, of record in Book 4558, Page 896, Register's Office for Davidson County, Tennessee.

Beasley Cooper Yarbrough having since died on October 3, 1999 leaving Sarah Yarbrough as surviving tenant by the entirety. Sarah Yarbrough aka Sarah Frances Yarbrough died intestate on January 21, 2014, thereby vesting property to Gary C. Yarbrough as her sole heir-at-law, and further evidenced by the Affidavits of Heirship as recorded in Instrument No. 20140505-0038143 and Instrument No. 20140505-0038144 Register's Office for Davidson County, Tennessee.

This is improved property located at: **1702 Jeans Court, Nashville, TN 37216**

This conveyance is made subject to (1) Property taxes for the year 2014, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This instrument is executed on behalf of Gary C. Yarbrough, by Dorothy Washington pursuant to a Power of Attorney executed by Gary C. Yarbrough on March 18, 2014, of record in Instrument No. 20140505-0038142, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to the instrument and incorporated herein by reference.

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 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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to al genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **28th** day of **April, 2014.**

GRANTOR(S)

Gary C. Yarbrough
Gary C. Yarbrough by Dorothy Washington, his Attorney-in-Fact By Dorothy Washington, his attorney-in-fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named **Dorothy Washington** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Gary C. Yarbrough,** as Attorney-in-Fact, as the free Act and Deed of the said Principal(s).

Witness my hand and official seal on this the **28th** day of **April, 2014.**

Notary Public

TINA HAWKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY SUMNER

My Commission Expires: 12/21/2015

EXHIBIT "A"
To
Warranty Deed

FROM: Gary C. Yarbrough, an unmarried man

TO: Roger D. Tucker and Peggy Daniel, husband and wife

STATE OF TENNESSEE
COUNTY OF DAVIDSON

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney-in-Fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power-of-Attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated*, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

Dorothy Washington
Dorothy Washington, Affiant

Sworn to and subscribed before me this 28th day of April, 2014.

Notary Public

TINA HAWKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY SUMNER

My Commission Expires: 12/21/2015