WARRANTY DEED

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **9th** day of **May, 2014**

Notary Public

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title And Escrow Series, LLC, 2742 N. Mt. Juliet Road, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Henry S. Yonce and Lisa H. Yonce	Peoples Home Equity, Inc.	095-03-0-113.00
(NAME)	(NAME)	
215 Fairway Drive	5205 Maryland Way Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Brentwood, TN, 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE, **Rayburn N. Yarborough and wife, Ladonna T. Yarborough**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Henry S. Yonce, and Lisa H. Yonce, husband and wife**, 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:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Merry Oaks as of record in Book 1835, page 67 & 68, Register's Office for said County. Said Lot No. 23 fronts 80 feet on the easterly side of Fairway Drive and runs back 282.4 feet on the northerly line and 261.7 feet on the southerly line, to a dead line, which is a broken line, measuring 82.8 feet thereon.

BEING the same property conveyed to Rayburn N. Yarborough and wife, Ladonna T. Yarborough by deed dated June 30, 2003 from Willodene Smith Driver, married and filed of record in Instrument No. 20030714-0098199, and rerecorded in Instrument No. 20040112-0004534, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 215 Fairway Drive, Nashville, TN 37214

BILL GARRETT, Davidson County
Trans:T20140033093 DEEDWARR
Recvd: 05/13/14 11:43 2 pgs
Fees:13.00 Taxes:999.00

20140513-0040867

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, has 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.

Witness our hands this **9th** day of **May, 2014**

Rayburn N. Yarborough

Ladonna T. Yarborough

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, **Rayburn N. Yarborough and Ladonna T. Yarborough**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **9th** day of **May, 2014**

ROBBIN TEASLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXP. SEPT. 4, 2014

Notary Public

My commission expires: