File No. 20140042

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140037295 DEEDWARR
Recvd: 05/29/14 08:35 2 pgs
Fees:13.00 Taxes:761.83
20140529-0045974

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES: 11.6.17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brock A. Skaggs and Denise Skaggs	Wells Fargo Home Mortgage	012-03-0-012.00
(NAME) 600 Sunnyslope Court	(NAME) 2701 Wells Fargo Way	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS) Minneapolis, MN 55467-0000	
(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, WE, Neal Yerkes, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Brock A. Skaggs and Denise Skaggs, 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. 17, on the plan of Grizzard Manor, Section Two, of record in Book 4660, Page 17, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

BEING the same property conveyed to Neal Yerkes, an unmarried man, by Warranty Deed from Matthew T. Hinshaw and wife, Kendra J. Hinshaw, dated 5/26/11 and recorded 6/1/11 in Instrument No. 20110601-0041846, in the Register's Office of Davidson County, Tennessee.

Subject to Restrictive Covenants of record in Book 4689, Page 381; Agreement for Dedication of Easement for Sanitary Pumps/Service Lines, Ingress/Egress Purposes and Appurtenances of record in Instrument Number 20021028-0131732; and all existing easements and all other matters shown on plat of record in Book 4660, Page 17, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 600 Sunnyslope Court, Goodlettsville, TN 37072

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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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, 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 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 my hand this 14th day of May, 2014.

Neal Yerkes

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Neal Yerkes, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of May, 2014.

Commission expires:

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-26-2016

Notary Public