FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$[illegible]0,000.00.** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **May 13, 2014.** Notary Public MY COMMISSION EXPIRES: 2/6/18 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20140038343 DEEDWARR
Recvd: 06/02/14 13:51 2 pgs
Fees:13.00 Taxes:407.00
20140602-0047312

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC
2508 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #**14-0223**

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Martha E. Troutman	Regions Bank d/b/a Regions Mortgage	**72-12-166**
(NAME) **2010 Piedmont Avenue**	(NAME) 2050 Parkway Office Circle	
(ADDRESS) **Nashville,TN 37216**	(ADDRESS) Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Estate of Betty Jo Leigh Yates,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Martha E. Troutman, an unmarried woman,** 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:

Being Lot No. 176 on the Map of Dalewood, Section III of record in Book 1835, Page 20, Register's Office for said County.

Said Lot No. 176 fronts 85 feet on the south side of Piedmont Avenue and runs back between lines, 154.5 feet on the east line and 155.4 feet on the west line in the rear of which it measures 85 feet.

Being the same property conveyed to James Robert Yates, et ux and Betty Jo Leigh Yates by Warranty Deed from William David Yates et ux and Geraldine M. Yates, recorded on July 2, 1982 in Book 5906, Page 14, Register's Office for Davidson County, Tennessee. James Robert Yates (aka James R. Yates) having since died Oct. 9th, 2006, vesting property to Betty Jo Leigh Yates. Betty Jo Leigh Yates having since died on July 4, 2014, and according to the Last Will and Testament for Betty Jo Leigh Yates (aka Betty Yates) and the Letters of Testamentary dated September 26, 2013, appoints and empowers David Yates and Danny Yates as Co-Executors for the Estate of Betty Jo Leigh Yates.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **2010 Piedmont Avenue, Nashville, TN 37216**
(House Number) (Street) (City, State) (Zip)

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.

IN WITNESS WHEREOF, this instrument has been executed on this the **13th** day of **May, 2014**.

Estate of Betty Jo Leigh Yates

David Yates Co-Executor
By: David Yates, Co-Executor

Danny Yates, Co-executor
By: Danny Yates, Co-Executor

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ WILSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named David Yates and Danny Yates, whom I am personally acquainted and who upon their oath acknowledged themselves to be Co-Executors for the Estate of Betty Jo Leigh Yates, and that they being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of the Estate of Betty Jo Leigh Yates.

WITNESS my hand and official seal on **5/13/2014**.

NOTARY

MY COMMISSION EXPIRES: 2/6/18

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY