WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140039713 DEEDWARR
Recvd: 06/05/14 12:35 2 pgs
Fees:13.00 Taxes:666.00

20140605-0049014

G-VRES-14-3117

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-6-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Tamiko Yamatani	**CMG Mortgage Inc**	
(NAME)	(NAME)	
3117 Lake Drive	**3160 Crow Canyon Road, Ste 400**	**86-14-B-50.00 CO**
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	**San Ramon, CA 94583**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **STANLEY PETTY, MARRIED, AND BONITA GUFFEE, UNMARRIED, AND JUANITA HOLMES, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **TAMIKO YAMATANI, UNMARRIED** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 130, FLEETWOOD SUBDIVISION, PHASE ONE, REVISED FINAL PLAT, as shown on plat of record in Plat Book 6900, Page 465, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Virginia R. Petty, an unmarried person to Stanley Petty, Bonita Guffee and Juanita Holmes, a one-third (1/3) interest each, subject to a life estate reserved by Virginia R. Petty, an unmarried person as recorded on the 22nd day of October, 1997 in Book 10653, Page 954 and Warranty Deed from John Kevin Brewer and wife, Melanie H. Brewer to Virginia R. Petty, an unmarried person as recorded on the 16th day of October, 1997 in Book 10648, Page 240, in the Register's Office of Davidson County, Tennessee.

Grantors' spouses do not join in the execution of this Deed due to the property never having been their marital residence.

This conveyance is subject to:
- Plat of record in Plat Book 6900, Page(s) 465;
- Covenants, Conditions and Restrictions of recorded in Book 7170, Page 987, Book 7628, Page 6 and Instrument No. 20110526-0040493;
- HOA Charter of record in Book 7114, Page 370:
- Stormwater Detention Agreement of record in Book 7107, Page 408;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3117 Lake Drive, Hermitage, Tennessee 37076**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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/our hand(s) this the 2nd DAY OF JUNE, 2014.

Stanley Petty

Bonita Guffee

Juanita Holmes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STANLEY PETTY AND BONITA GUFFEE AND JUANITA HOLMES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of June, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212