THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
1312 Sixth Avenue, North
Nashville, TN 37208

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $62,500.00.

Affiant

Sworn to and subscribed before me this 12 day of August, 2014

NOTARY PUBLIC

My Commission Expires: 5-19-18

ROBERT F. SPANN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20140059183 DEEDWARR
Recvd: 08/12/14 15:46 2 pgs
Fees:13.00 Taxes:231.25
20140812-0072836

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Susan Ellen Mulcahy	Same	05209005500
2040 Elliott Avenue		
Nashville, TN 37204		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Tanya Rodriguez Trustee of Yoruba Trust**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Susan Ellen Mulcahy**, hereinafter called "Grantee", her heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 7 on a Map of a Subdivision of Lots 21, 24, and 25 of Montague Subdivision, as of record in Book 843, page 79, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 7 fronts 94 feet on the westerly side of Peter Pan Street, and runs back between parallel lines, along the south margin of East Palestine Road, 125 feet to a dead line in the rear.
>
> Being the same property conveyed to Tanya Rodriguez, Trustee of the Yoruba Trust, of record in Instrument No. 20140723-0065536, Register's Office for Davidson County, Tennessee, as corrected by Deed of Correction of record in Instrument No. 20140812-0073835, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 1104 Peter Pan Street, Madison, TN 37115.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, her heirs and assigns forever; and Grantor does covenant with 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 Grantor does further covenant and bind ourselves, our heirs, assigns and representatives, to warrant and forever defend the title to the said land to the

said Grantee, her 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 12 day of August, 2014.

YORUBA TRUST
By:

TANYA RODRIGUEZ, Trustee

Personally appeared before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Tanya Rodriquez with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself herself to be Trustee of Yourba Trust, and is authorized to execute this instrument on behalf of the Trust, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust as Trustee.

WITNESS my hand and seal, at Office this 12 day of August, 2014

ROBERT F. SPANN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 5-19-18.