Davidson County DEEDWARR Recvd: 12/11/14 14:10 3 pgs Fees:18.00 Taxes:1184.00 **20141211-0113616**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is 320,000.00 Affiant Subscribed and sworn to before me, this 9th day of December, 2014. Notary Public My commission expires: My Commission Expires AUG. 17, 2015

LAURIE A. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
SACARA D. SHAW	First Tennessee Bank N A	**07214040300**
1702 JEANS CT	511 Union St	
NASHVILLE, TN 37216	Nashville, TN 37219	

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 ACKNOWLEDGE, WE,

ROGER D. TUCKER, unmarried and PEGGY DANIEL, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SACARA D. SHAW, _____

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. 8 on the Plan of Jean's Estates, of record in Book 3500, Page 144, Register's Office for Davidson County, Tennessee.

Said Lot No. 8 fronts 25.77 feet along a curved line on the southwesterly side of Jean's Court and extends back 121.8 feet on the northerly line and 148.6 feet on the southeasterly line to a broken line in the rear measuring 35.33 feet and 92.00 feet thereon.

BEING THE SAME PROPERTY CONVEYED TO BEASLEY COOPER YARBROUGH AND WIFE, SARAH YARBROUGH, BY DEED FROM ARTIE G. BROOKS, A WIDOW, DATED 12/06/1971 AND RECORDED ON 12/07/1971 IN BOOK 4558, PAGE 896, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BEASLEY COOPER YARBROUGH HAVING SINCE DIED ON OCTOBER 3, 1999 LEAVING SARAH YARBROUGH AS SURVIVING TENANT BY THE ENTIRETY. SARAH YARBROUGH AKA SARAH FRANCES YARBROUGH DIED INTESTATE ON JANUARY 21, 2014, THEREBY VESTING PROPERTY TO GARY C. YARBROUGH AS HER SOLE HEIR-AT-LAW, AND FURTHER EVIDENCED BY THE AFFIDAVITS OF HEIRSHIP AS RECORDED IN INSTRUMENT NO. 20140505-0038143 AND INSTRUMENT NO. 20140505-0038144, SAID REGISTER'S OFFICE.

AND BEING FURTHER CONVEYED TO ROGER D. TUCKER AND PEGGY DANIEL, HUSBAND AND WIFE, BY WARRANTY DEED FROM GARY C. YARBROUGH, AN UNMARRIED MAN, DATED 04/28/2014 AND RECORDED ON 05/05/2014 IN INSTRUMENT NUMBER 20140505-0038145, SAID REGISTER'S OFFICE. * The said Roger D. Tucker and Peggy Daniel are both unmarried.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (____) property known as 1702 JEANS CT, NASHVILLE, TN 37216.

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 in 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/our hand(s) this 5th day of December, 2014.

ROGER D. TUCKER

PEGGY DANIEL

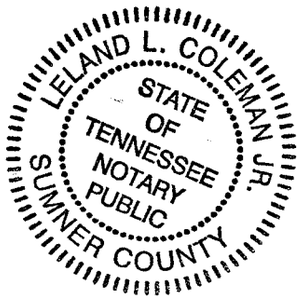
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, ROGER D. TUCKER and PEGGY DANIEL, the within named Grantor(s), 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, at office, this 5th day of December, 2014.

Notary Public

My Commission Expires: 1/26/16



Certificate of Authenticity

I, Jennifer C. Cole do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer C. Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: MAR 0 8 2016

Notary's Seal (If on paper)

MAXINE J. RUCKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE