Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $514,500.00

Affiant

Subscribed and sworn to before me, this 31st day of December, 2014

Notary Public
My commission expires: 5/22/2017

JEAN C. POTEETE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20150000180 DEEDWARR
Recvd: 01/02/15 11:17 2 pgs
Fees:13.00 Taxes:1903.65
20150102-0000239

Address of New Owner:	Send Tax Bills to:	Tax Information
Christopher M. Rash 799 Montrose Avenue Nashville, TN 37204	New Owner	118020F00200CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **John Hunter Yeager, unmarried,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Christopher Martin Rash, a single man,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. B as shown on the Plan attached as Exhibit C to the Declarations establishing The Montrose, of record in Instrument 201004300033228, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Said Unit also being known as part of Lot 4 on the Plan of Bransford Realty Company's Montrose Park Subdivision as of record in Book 547, page 25, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to John Hunter Yeager, unmarried, by Warranty Deed from Dudley S. Bynum, Jr., unmarried, recorded on December 7, 2010 in Instrument Number 20101207-0097344, Register's Office for Davidson County, Tennessee.

This property is improved property known as **799 Montrose Avenue, Nashville, TN, 37204**

This conveyance is subject to the following: (1) Declarations, Covenants and Restrictions as set out in the Horizontal Property Regime for The Montrose of record in Instrument Numbers 201004300033228 and 20101110-0090195 and as amended in Instrument Number 20101124-0094227, Register's Office for Davidson County, Tennessee; (2) all matters appearing of record in Plat Map Book 547, Page 25, Register's Office for said County; (3) Restrictions of record in Book 4282, Page 653, Register's Office for said County.

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 30th day of December, 2014.

John Hunter Yeager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at this 30th day of December, 2014.

Notary Public

My Commission expires: 3-8-16

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

FILE NO: 2014123387