WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150011271 DEEDWARR
Recvd: 02/13/15 08:55 2 pgs
Fees:13.00 Taxes:1554.00
20150213-0013259

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

Barbara A Wolcott
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th February, 2015.

Notary Public

MY COMMISSION EXPIRES: July 06, 2015

(AFFIX SEAL)

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Barbara A. Wolcott	Barbara A. Wolcott	131070B24900 CO
(NAME)	(NAME)	
4400 Belmont Park Terrace, Unit 249	4400 Belmont Park Terrace, Unit 249	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(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, **Patsy C. Trimble Yarbrough, and husband and Doyle Yarbrough**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Barbara A. Wolcott, a single 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:

Land in Davidson County, Tennessee, being Building Site No. 249 on the plan of Section Ten, Arden Place, as shown on plat of record in Plan Book 5210, Page 218, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Patsy C. Trimble, unmarried by Warranty Deed dated 06/30/2011 from Debra W. Neal, unmarried of record in Instrument 20110701005061l, Register's Office for Davidson County, Tennessee. The said Patsy C. Trimble is now married to Doyle Yarbrough and is known as Patsy C. Trimble Yarbrough.

The said Doyle Yarbrough, husband of the said Patsy C. Trimble Yarbrough, joins in this conveyance for the purpose of conveying any and all right, title or interest that he may have in subject property.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 4400 Belmont Park Terrace, Unit 249, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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.

Witness our hands this 9th day of February, 2015.

Patsy C. Trimble Yarbrough

Doyle Yarbrough

State of Tennessee
County of Davidson

On this 9th day of February, 2015, before me, a Notary public in and for said County and State, personally appeared Patsy C. Trimble Yarbrough and Doyle Yarbrough, individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument, and acknowledged that the same is said individual(s) free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

SHANNON PHILBIN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

Notary Public

My Commission Expires: July 06, 2015