BILL GARRETT, Davidson County
Trans:T20150012808 DEEDWARR
Recvd: 02/23/15 09:13 2 pgs
Fees:13.00 Taxes:277.50
20150223-0015097

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW15073

Send Tax Bills To:
Acopia, LLC
306 Northcreek Blvd., Ste. 100
Goodletssville, TN 37072

New Owner is:
Emily Yount
3510 Richardson Avenue
Nashville, TN 37205

MAP: 070-09-0

PARCEL: 072.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Jimmy L. Corbitt**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Emily Yount**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Known As: **2212 Courtney Avenue, Nashville, TN 37218**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 4 on the plan of Orchard Hill, of record in Book 2663, Page 98, in the Register's Office for Davidson County, Tennessee.

Said lot fronts 85 feet on the southeasterly side of Courtney Avenue and runs back 217.7 feet on the northerly line and 225.3 feet on the southerly line to the westerly margin of Valley Avenue on which it measures 85.2 feet.

BEING the same property conveyed to Robert T. Perry by Warranty Deed from A.A. Dugger and wife, Sally L. Dugger, dated 5/11/60 and recorded 5/13/60 in Book 3070, Page 579, Register's Office for Davidson County, Tennessee. âThe said Robert T. Perry a/k/a Robert Thomas Perry having since died on 6/5/99. Pursuant to his last will and testament, he devised the subject property to his wife, Helen E. Perry. The estate was closed by order on 12/8/99, Seventh Ciruit Court for Davidson County, Tennessee, Probate Division, Docket No. 99P1237. The said Helen E. Perry having since died on 7/23/06. 6. Pursuant to her last will and testament, she devised the subject property to Jimmy L. Corbitt. The estate was closed by order on 4/23/07, Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 06P1306. Said Last Will and Testament of record in Instrument No. 20121227-0119628, Register's Office for Davidson County, Tennessee.

This property has never been the marital residence of Grantor(s) and as such is not subject to any homestead, dower or other marital interests as contemplated by T.C.A.§ 26-2-301 or other similar statute.

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 13th day of February, 2015.

GRANTOR(S):

JIMMY L. CORBITT

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Jimmy L. Corbitt,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 13th day of February, 2015.

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: 11-5-18

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$75,000.00**.

AFFIANT

SWORN TO and subscribed before me this 13th day of February, 2015.

NOTARY PUBLIC
My commission expires: 11-5-18

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY