39B

BILL GARRETT, Davidson County
Trans:T20150016031 DEEDWARR
Recvd: 03/04/15 14:02 2 pgs
Fees:13.00 Taxes:1591.00
20150304-0019040

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $430,000.00. Affiant Subscribed and sworn to before me this 27 day of February, 2015. Notary Public My Commission Expires: 1-6-18 NICOLE L. STEEN, STATE OF TENNESSEE NOTARY PUBLIC, DAVIDSON COUNTY, TN

Address New Owner As Follows: W. Hunter Yarbrough, et ux 963 Draughon Avenue Nashville, TN 37204	Send Tax Bills To: F&M Bank PO Box 451 Clarksville, TN 37041	Map-Parcel Number: 118-09-0-208.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRANDON OWEN AND LESLEY ANN OWEN, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **MICHAEL YARBROUGH AND SARAH YARBROUGH, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, State of Tennessee, being Lot No. 6 on the Map of Yearwood Subdivision, a part of the Noel Estate, of record in Book 1424, page 48, and amended in Book 1627,page 501, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Brandon Owen and wife, Lesley Ann Owen by deed dated September 29, 2004 from Jonathan H. Sheehan and wife, Peggy L. Kendall, of record as Instrument No. 20041007-0121110, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2015 County taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 1424, page 48, and amended in Book 1627, page 501, Register's Office for Davidson County, Tennessee.

This is improved property known as: **963 Draughon Avenue, Nashville, TN 37204.**

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 Grantors covenant with the said Grantees that they 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 further covenant and bind themselves, their heirs and assigns, 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 person whomsoever.

WITNESS my hand this 27th day of February, 2015.

Brandon Owen

Lesley Ann Owen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brandon Owen and Lesley Ann Owen, the within named bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of February, 2015.

(Seal)

WILLIAM T. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 6, 2017

Notary Public

My Commission Expires: Nov. 6, 2017