Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans: T20150016291 DEEDWARR
Recvd: 03/06/15 09:59 2 pgs
Fees: 13.00 Taxes: 517.26
20150306-0019296

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is ~~$139,800.00~~

Affiant

Subscribed and sworn to before me, this 26th day of February, 2015.

Notary Public
My commission expires: 3/24/17

05-1501-66466

Address of New Owner:	Send Tax Bills to:	Tax Information
Wallace Parks 890 Idlewild Drive Madison TN 37115	New Owner	052-05-0-253.00 AND 052-05-0-209.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Susan I. Yarlett, a married woman, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Wallace Parks and wife, Bonney Parks, hereinafter called the Grantees, their successors 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. 3 and the westerly part of Lot No. 2 as shown on the survey of Part of Lot No. 10, of the Subdivision of Lots Nos. 35, 36, and 37 of the subdivision of part of H. B. Chadwell Tract according to a survey by G. Barry Greer & Associates, land surveyor, dated June 5, 1972, revised April 18, 1975, and described according to such survey as follows:

BEGINNING at an iron pin, the southeast corner of the property conveyed to Nashville Boys Club, Inc., by Deed of record in Book 4335, Page 159, Register's Office for Davidson County, Tennessee, such beginning point being 201.94 feet, more or less, N 67 deg. 51' 25" W from an iron pin set on the west line of the Lot No. 31; thence N 67 deg. 51' 25" W a distance of 142.5 feet along a fence; thence along a hedge and wire fence N 20 deg. 38' 25" E a distance of 82.92 feet to an iron pin; thence S 66 deg. 24' 22" E 118.20 feet to an iron pin; thence N 28 deg. 41' 51" E 25.0 feet to an iron pin; thence S 68 deg. 00' 33" E 38.0 feet, more or less, to a point in the centerline of an asphalt driveway; thence with such centerline S 26 deg. 30' 00" W 31.5 feet to the beginning of a curve to the right; thence with said curve southwesterly 31.0 feet, more or less, to a point; thence leaving said driveway centerline, S 21 deg. 52" W 45.5 feet to the beginning.

Together with the easement for ingress and egress to Idlewild Drive of record Book 4900, Page 743, said Register's Office.

Being the same property conveyed to Charles P. Zetelski and wife, Susan Zetelski by Special Warranty Deed from the Secretary of Veterans Affairs, dated July 8, 1991, recorded July 12, 1991, of record in Book 8396, Page 803, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Susan I. Zetelski by Quitclaim Deed from Charles P. Zetelski, dated July 29, 2011, recorded September 29, 2011, of record in Instrument No. 20110929-0075449, Register's Office for Davidson County, Tennessee.

Charles P. Zetelski and Susan Zetelski having since divorced pursuant to the final divorce decree filed in the Circuit Court for Davidson County, Tennessee, Docket No. 11D1016. Susan Zetelski is now known as Susan I. Yarlett.

Susan Zetelski, Susan I. Zetelski, and Susan I. Yarlett are all one and the same person.

Michael Yarlett, husband of Susan I. Yarlett, joins in the execution of this instrument to waive his marital interest, if any, in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 890 Idlewild Drive, Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 25th day of February, 2015.

X _____ X _____

Susan I. Yarlett Michael Yarlett

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Susan I. Yarlett and Michael Yarlett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 25th day of February, 2015.

X _____

Hutch Henderson
State of Tennessee at Large

My Commission expires: 04/17/16

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY