WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150020693 DEEDWARR
Recvd: 03/20/15 15:59 2 pgs
Fees:13.00 Taxes:610.50
20150320-0024431

P-FT-15-1511

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF MARCH, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Christopher J. Yurchak	**Fifth Third Mortgage Company**	
(NAME) **1511 Lethia Drive**	(NAME) **5001 Kingsley Drive, MD: 1MOCBQ**	**073-13-0-203.00**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS) **Cincinnati, OH 45227**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **ELIZABETH ASHLEY HEDGES, UNMARRIED (F/K/A ELIZABETH ASHLEY EVANS),** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CHRISTOPHER J. YURCHAK, UNMARRIED, AND ROSEANN M. YURCHAK, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 23 on the Plan of Mailan Heights of record in Plat Book 1835, Page 90, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Elizabeth Ashley Evans by Warranty deed from Joel R. Racheff and wife, Patricia C. Racheff of record in Instrument No. 20050405-0036747 Register's Office for Davidson County, Tennessee, dated March 30, 2005 and recorded on April 05, 2005. The said Elizabeth Ashley Evans being one and the same, and now known, as Elizabeth Ashley Hedges.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 1835, Page 90;
- Easements to Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage of record in Book 4083, Page 654;
- Restrictions of record in Instrument No. 20050405-0036747, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1511 Lethia Drive , Nashville, Tennessee 37206**.

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; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this the 17th DAY OF MARCH, 2015.

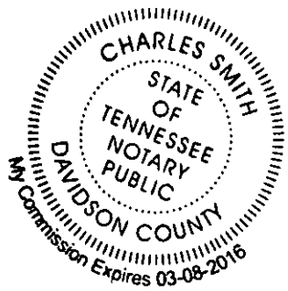
Elizabeth Ashley Hedges

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 17th of March, 2015.

Notary Public
My Commission Expires: 03/08/16
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212