FILE NUMBER
350125-3

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter & Patterson **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215**	The actual consideration or value, whichever is greater, for this transfer is: $245,000.00. Affiant Subscribed and sworn to before me this 27th day of May, 2015. Notary Public My Commission Expires:
Record & Return To: **First Title & Escrow Co., Inc.** **FTEC File No. 32420-05-2015**	

GEORGE C. MEYER JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Nicholas A. Hunter 745 Cedar Crest Drive Nashville, TN 37209	AVENUE BANK 3823 CLEGHORN AVE NASHVILLE, TN 37215	Map and Parcel No.: 114 08 0 A 027 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nathan Yerbich and Jessica Yerbich, husband and wife**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nicholas A. Hunter** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 745 Cedar Crest Drive, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20150043304 DEEDWARR
Recvd: 06/03/15 09:07 3 pgs
Fees:18.00 Taxes:906.50
20150603-0051558

IN WITNESS WHEREOF, Grantor has executed this instrument on the 27th day of May, 2015.

Nathan Yerbich by Jessica Yerbich Attorney in fact

Nathan Yerbich
BY: Jessica Yerbich, Attorney-In-Fact

Jessica Yerbich

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Jessica Yerbich**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of May, 2015.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

Notary Public

My Commission Expires:

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Jessica Yerbich**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for the said Nathan Yerbich, and is authorized by the said Nathan Yerbich to execute this instrument on his behalf.

Witness my hand, at office, this 27th day of May, 2015.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Cedar Crest Subdivision, Phase II, as of record in Plat Book 9700, page 37, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Nathan Yerbich and Jessica Yerbich, husband and wife, by deed dated November 24, 2008 from Matthew J. Harper and wife, Mary E. Harper, of record in Instrument No, 20081124-0115224, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2015, having been prorated by the parties and assumed by the Grantee.
2. If improvements are completed after January 1 of any year, the Law requires supplemental assessments for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of T.C.A. § 67-5-603.
3. Declaration of Covenants, Conditions and Restrictions for Cedar Crest Phase I of record in Book 7213, page 973 as amended in Book 8424, page 405, Book 10086, page 772, Book 10174, page 199 and Instrument No. 20020823-0102246, Register's Office for Davidson County, Tennessee.
4. By-Laws of Cedar Crest Homeowner's Association, of record in Book 8480, page 693, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record in Plat Book 9700, page 37, Register's Office for Davidson County, Tennessee.
6. Storm water detention agreement of record in Book 7127, page 767, Register's Office for Davidson County, Tennessee.
7. Dedication of common area to Cedar Crest Homeowner's Association, Inc. of record in Book 8440, page 259, Register's Office for Davidson County, Tennessee.