27327-4
Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150047637 DEEDWARR
Recvd: 06/16/15 09:40 2 pgs
Fees:13.00 Taxes:542.98
20150616-0057050

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$146,750.00.**

Affiant

Subscribed and sworn to before me, this the 15th day of June, 2015.

Notary Public

My commission expires: 2/13/17
(AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Richard Pregent	**New Owner**	**Map 118-02-0-C, Parcel 063.00co**
8824 Madeleine Drive		
Baldwinsville, NY 13027		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Christy Burns Yarlett and husband, Mike Yarlett, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Richard Pregent, married

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. D-7 as specified on the Plat shown in the Master Deed, on the Plan of Village South Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Village South Condominiums, of record under Instrument No. 20070821-0100079, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Village South Condominiums, for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20070821-0100079, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Christy Burns, a single person by Deed from Craighead Village South, LLC, a Tennessee limited liability company, dated May 7, 2010, of record in Instrument No. 20100572-0036636, Register's Office for Davidson County, Tennessee. The said Christy Burns having since married and is now known as Christy Burns Yarlett.

Mike Yarlett, Jr., spouse of the above named Christy Burns Yarlett, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, including any marital rights and homestead exemption.

This conveyance is made subject to the following:
(1) The Plan of record as set out on Exhibit "E" to the Master Deed in Instrument No. 20070821-0100079, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.
(2) Charter of Village South Condominiums Owners Association, Inc. of record in Instrument No. 20070803-0092363, Register's Office for Davidson County, Tennessee.
(3) Master Deed and By-Laws establishing a Horizontal Property Regime of Village South Condominiums, of record in Instrument No. 20070821-0100079, Register's Office for Davidson County, Tennessee.
(4) Declaration of Land Use Restrictive Covenants of record in Book 8518, page 15, Register's Office for Davidson County, Tennessee.
(5) Easement and Rights of Entry Agreement of record in Book 9523, page 521, Register's Office for Davidson County, Tennessee.

(6) Easement Agreement of record in Instrument No. 20071211-0142913, Register's Office for Davidson County, Tennessee.
(7) Taxes for 2015 County, a lien, not yet due and payable, which have been prorated and assumed by the Grantee herein.

This is improved (__X__) Unimproved (____) property, known as **801 Inverness Avenue #D-7, 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 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 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/our hand(s) this **15th** day of **June, 2015.**

Christy Burns Yarlett

Mike Yarlett, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Christy Burns Yarlett and Mike Yarlett, Jr.,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **15th** day of **June, 2015.**

Notary Public

My Commission Expires:_____

