PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20150050106 DEEDWARR
Recvd: 06/23/15 12:18 2 pgs
Fees:13.00 Taxes:982.47
20150623-0060048

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: (DKM) Title No.: 57517
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jill R. Burton 7964 Boone Trace Nashville, TN 37221	Cardinal Financial / Dovenmuehle Mgt. PO Box 0054 Palatine, IL 60055-0054

TAX MAP PARCEL NUMBERS: 126-15-A-107.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$265,533.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James L. Yarbrough and Deborah Yarbrough**, husband and wife, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jill R. Burton** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 126 on the Plan of Boone Trace at Biltmore, Section Two of record in Book 9700, Pages 316 amended by Surveyor's Certificate of Correction of record in Book 10995, page 618 and Book 11275, page 885, 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 James L. Yarbrough and wife, Deborah Yarbrough by Warranty Deed from Fox Ridge Homes, Inc., A/K/A NVR Fox Ridge, Inc., dated August 31, 1998, recorded September 3, 1998 in Book 11098, Page 446, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

Taxes for 2015, and subsequent years. Said taxes are neither due nor payable. Tax Reference numbers: 126150A10700CO. The Plan of record in Book 9700, page 316 amended by Surveyor's Certificate of Correction of record in Book 10995, page 618, and Book 11275, page 885, said Register's Office, to which plan reference is hereby made for a more complete description. Subject to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20010717-0075902, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; but deleting any covenant, conditions or restrictions would violate 42 USC 3604c.

This is improved property, known as 7964 Boone Trace, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

& An unmarried woman

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 19 day of June, 2015.

James L. Yarbrough

Deborah Yarbrough

State of Tennessee

County of Davidson

On this 19th day of June, 2015, before me the undersigned authority, personally appeared James L. Yarbrough and Deborah Yarbrough, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: _____

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $265,533.00.

Affiant

Sworn and subscribed before me this 19 day of June, 2015

Notary

My Commission Expires: 7-6-15

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires [illegible]