Davidson County	DEEDWARR
Recvd: 08/25/15 13:18	4 pgs
Fees:23.00 Taxes:601.25	
20150825-0085913	

#32605

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 32605-08-2015**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $162,500.00. Affiant Subscribed and sworn to before me this 24th day of August, 2015. Notary Public My Commission Expires:

KAREN FORD MARLIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

WARRANTY DEED

Address New Owner: Delsos Berwadi 556 Harding Place Nashville, TN 37211	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 147 02 0 054 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, **Andy M. Yarbrough and wife, Allison M. Yarbrough**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Delsos Berwadi** ("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 556 Harding Place, Nashville, TN 37211

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 24th day of August, 2015.

Andy M. Yarbrough
by _____, Atty-In-Fact
Andy M. Yarbrough
BY: Gerald G. Patterson, Attorney-In-Fact

Allison M. Yarbrough
by _____, Atty-In-Fact
Allison M. Yarbrough
BY: Gerald G. Patterson, Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gerald G. Patterson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said Andy M. Yarbrough and Allison M. Yarbrough and is authorized by the said Andy M. Yarbrough and Allison M. Yarbrough to execute this instrument on their behalf.

Witness my hand, at office, this 24th day of August, 2015.

_____
Notary Public

My Commission Expires:

KAREN FORD MARLIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

EXHIBIT "A"

Tract I:

Land in Davidson County, Tennessee, being Lot No, 406 on the Plan of Caldwell Hall Section II, as of record in Book 2900, page 96, Register's Office for said county, described as follows:

Said Lot No. 406 fronts 90 feet on the north side of Harding Place and runs back between lines 140 feet on the west line and 222.65 feet on the east line, which is a broken line, to a dead line in the rear on which it measures 103.6 feet.

Tract II

Land in Davidson County, Tennessee, being Reserved Parcel "A" on the Plan of Caldwell Hall Section II, as of record in Book 2900, page 96, Register's Office for said county, described as follows:

Said Parcel "A" is a triangular tract fronting 23.0 feet on the northerly side of Harding Place and runs back between lines 112.95 feet on the westerly side and 115.05 on the northeasterly side.

Being the same property conveyed to Andy M. Yarbrough and wife, Allison M. Yarbrough, by deed dated October 27, 2005 from Edwin D. Yarbrough and wife, Mary A. Yarbrough, of record in Instrument No. 20051101-0132167, 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. All matters appearing on the Plan of record as Book 2900, page 96, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires:
Notary Seal:

