WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of September, 2015

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

A. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 2018

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Margaret C. Taylor and Robert Mark Taylor	Margaret C. Taylor and Robert Mark Taylor	072 09 0 374.00
(NAME)	(NAME)	
922 Cahal Ave.	2493 Spey	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Memphis, TN 38119	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Five Thousand And No/100 Dollars ($305,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Donald Ralph Yeager, III and Hillary K. Yeager, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Margaret C. Taylor and Robert Mark Taylor, wife and husband**, 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:

All that parcel of land in Davidson County, State of Tennessee, as more fully described in Deed Doc# 201104110027985, ID# 072 09 0 374.00, being known and designated as land in Davidson County, Tennessee, being Lot 81, Map of Springdale Subdivision, as shown on plat of record in Plat Book 974, Page 18, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Donald Ralph Yeager, III, an unmarried man by Warranty Deed from Frances Davis Thompson, unmarried dated April 8, 2011 and recorded April 11, 2011 as Instrument No. 201104110027985, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Donald Ralph Yeager, III and Hillary K. Yeager, husband and wife, as tenants by the entirety with rights of survivorship by Warranty Deed from Donald Ralph Yeager, III also known as Donald Ralph Yeager, married dated August 29, 2013 and recorded December 2, 2013 as Instrument No. 201312020122134, in said Register's Office for Davidson County, Tennessee.

File Number: GRN-154123

BILL GARRETT, Davidson County
Trans:T20150077865 DEEDWARR
Recvd: 09/14/15 11:17 2 pgs
Fees:13.00 Taxes:1128.50
20150914-0092931

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 922 Cahal Ave., Nashville, TN 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 Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized 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; 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 our hands this .

Donald Ralph Yeager, III

Hillary K. Yeager

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Donald Ralph Yeager, III and Hillary K. Yeager, husband and wifethe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of September, 2015.

Notary Public

My Commission Expires: 5-8-18

(SEAL)

A. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 20

File Number: GRN-154123