NEW OWNER:

CAM PROPERTIES, LLC
1272 Overton Circle
Gallatin, TN 37066

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 15-0752

Map and Parcel No: 09213017100

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20150078843 DEEDWARR
Recvd: 09/16/15 15:17 3 pgs
Fees:18.00 Taxes:740.00
20150916-0094102

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Thousand and 00/100 Dollars ($200,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **WILLIAM ARTHUR YARLETT, JR., married, and DANIEL ANTHONY YARLETT, married,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **CAM PROPERTIES, LLC, a Tennessee limited liability company,** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 7 of Block 11, Charlotte Park, Second Addition, as shown on the plat of the same of record in Book 57, Page 160, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property. Said Lot No. 7 fronts 50 feet on the southerly side of Park Avenue and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Bill Yarlett, unmarried by Warranty Deed from William E. Sansom and wife, Jan Sansom, dated June 5, 2000, and of record in Instrument No. 200006060056206, Register's Office for DAVIDSON County, Tennessee. For further reference to title, see Affidavit of Heirship, of record in Instrument No. 20131113-0117342, in the Register's Office for Davidson County, Tennessee, whereby it states the sole heirs-at-law of Bill Yarlett a/k/a William A. (Bill) Yarlett were his sons, William Arthur Yarlett, Jr. and Daniel Anthony Yarlett.

This is not the personal residence of the Daniel Anthony Yarlett.

THIS IS IMPROVED PROPERTY more commonly known as 3325 PARK AVENUE, NASHVILLE, TN 37209.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 57, Page 160, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

AND I, LATISHA YARLETT, spouse of the said William Arthur Yarlett, Jr., for the above consideration, do hereby join in this conveyance and by these presents do transfer and convey unto Grantee, its successors and assigns, all right, title, interest and claim which I may have in and to the above described tract or parcel of land by virtue of the marital laws of the State of Tennessee or otherwise.

WITNESS OUR SIGNATURE hereto this 28th day of August, 2015.

WILLIAM ARTHUR YARLETT, JR.

DANIEL ANTHONY YARLETT

By: _____
WILLIAM ARTHUR YARLETT, JR., Attorney – in – Fact,
Pursuant to P.O.A., of record in Instrument No.
20150916-0094101, R.O.D.C.T.

LATISHA YARLETT

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **WILLIAM ARTHUR YARLETT, JR.**, 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.

WITNESS my hand and official seal at office this 28th day of August, 2015.

DAVID B. FOUTCH STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 6-26-17

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **WILLIAM ARTHUR YARLETT, JR.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument on behalf of **DANIEL ANTHONY YARLETT**, and as attorney-in-fact for, **DANIEL ANTHONY YARLETT**, the within-named bargainor, as the free act and deed of the said **DANIEL ANTHONY YARLETT.**

WITNESS my hand and official seal at office, this 28th day of August, 2015.

DAVID B. FOUTCH STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 6-26-17

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **LATISHA YARLETT**, 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 and official seal at office this 28th day of August, 2015.

CINDY G. WINFREY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My commission expires: 08/22/16

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The actual consideration or value, whichever is greater, for this transfer is **$200,000.00**.

Vicki Jarvis
AFFIANT

Sworn to and subscribed to before me this 28th day of August, 2015.

Debbie A. Serbin
NOTARY PUBLIC

DEBBIE A. SERBIN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 2-1-2017