BILL GARRETT, Davidson County
Trans:T20150100359 DEEDWARR
Recvd: 11/25/15 10:22 2 pgs
Fees:13.00 Taxes:777.00
20151125-0119613

PLEASE RETURN TO:
WARRANTY TITLE INS CO.
165 INDIAN LAKE BLVD STE 106
HENDERSONVILLE, TN 37075

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
15-1625

STATE OF TENNESSEE
COUNTY OF Rutherford

Jennifer Harris
State Of Tennessee Notary Public
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd day of November, 2015

Notary Public
Commission Expires: 10-18-16

Address of New Owner	Send Tax Bills To:	Map & Parcel
Matthew Jay Yotter 5221 Meta Cir. Nashville, TN 37211	United Wholesale Mortgage 1414 E. Maple Road Troy, MI 48083	161-02-0-130.00

WARRANTY DEED

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

Larry Currin Taft

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Matthew Jay Yotter and Keisha Yotter, husband and wife

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:

LAND in Davidson County, Tennessee, being Lot No. 22 on the Plan of McMurray Place, Section Two, of record in Plat Book 5200, Page 440, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

BEING the same property conveyed to Doris C. Taft by Quitclaim Deed from Doris C. Taft and Larry C. Taft, dated 1/24/03 and recorded 1/29/03 in Instrument Number 20030129-0012369; and the same property previously conveyed to Doris C. Taft and Larry C. Taft by Warranty Deed from Kenneth James Kosinski and wife, Daphen Michelle Kosinski dated 11/29/94 and recorded 11/30/94 in Book 9532, Page 313, Register's Office for Davidson County, Tennessee. The said Doris C. Taft having since died on April 17, 2015 and by her Will of record in Case No. PR-3469, Chancery Court for Lincoln County, Tennessee, the subject preoperty was devised to Larry Currin Taft.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5221 Meta Cir., Nashville, TN 37211.

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 so covenant with 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LCT

Dated this the 23rd day of November, 2015.

Larry Currin Taft
Larry Currin Taft

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Larry Currin Taft
with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee this 23rd day of November, 2015.

Jennifer Harris
Notary Public
My Commission Expires: 10-18-16

(Notary Seal)

