BILL GARRETT, Davidson County
Trans:T20160011232 DEEDWARR
Recvd: 02/10/16 10:15 2 pgs
Fees:13.00 Taxes:1184.00
20160210-0012776

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 320,000.00

Affiant

Subscribed and sworn to before me, this 8th day of February, 2016.

Notary Public

My commission expires: 2-11-16

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Gustavo Zuniga	**FIRST NATIONAL BANK OF AMERICA**	**12700025700**
8151 Charlotte Pike	**P.O. BOX 980**	
Nashville, TN 37221	**EAST LANSING, MI 48826-0980**	

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 ACKNOWLEDGE, WE,

Robert Vincent Yankura and Joe Yankura, Trustee of the William Andrew Yankura Supplemental Needs Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gustavo Zuniga, a married man

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 6 on the Plan of E.L. Wallace Subdivision, of record in Book 6200 at page 550, Register's Office for said county.

Said Lot No 6 fronts 113.00 feet on the southeasterly margin of US Highway 70N/ Charlotte Pike and extends back 429.70 feet on the northeasterly line and 451.56 feet on the southeasterly line to broken line in the rear, measuring 115.92 feet thereon.

Being the same property conveyed to Robert Vincent Yankura and Joe Yankura,Trustee of the William Andrew Yankura Supplemental Needs Trust, by Personal Representative's Deed from Joe Yankura, Personal Representative of the Estate of Jack Andrew Yankura, appointed by the Seventh Circuit Court for Davidson County Probate Division, No. 14P-735, dated 03-16-2015 and recorded 03-30-2015 in Instrument No. 20150330-0026949, said Register's Office, Davidson County.

Also Being the same property conveyed to Jack A Yankura by Jack A Yankura a/k/a Jack Andrew Yankura and Cynthia Diane Yankura by Quitclaim Deed dated 5/09/00 and recorded in Instrument No 20000525-0052436, said Davidson County Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 8151 Charlotte Pike, 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 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, have a good right to convey it and the same in 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 my/our hand(s) this 8th day of February, 2016.

ROBERT VINCENT YANKURA BY Joe N. Yankura ATTORNEY IN FACT

Robert Vincent Yankura by Joe Yankura,
Attorney in Fact

Joe N. Yankura, TRUSTEE

Joe Yankura, Trustee of the William Andrew Yankura
Supplemental Needs Trust

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared Joe Yankura to me known to be the person who executed the foregoing instrument in behalf of Robert Vincent Yankura as his Attorney in Fact, and acknowledged that he/she executed the same for the purposes therein contained as the free act and deed of the said Robert Vincent Yankura.

Witness my hand, at office, this 8th day of February, 2016.

Elizabeth Maison
Notary Public

My Commission Expires: 8-11-16

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Joe Yankura with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is Trustee of the William Andrew Yankura Supplemental Needs Trust and that he is authorized by Yankura Supplemental Needs Trust to execute this instrument on its behalf.

Witness my hand this 8th day of February, 2016.

Elizabeth Maison
Notary Public

My commission expires: 8-11-16

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066