RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TW150054

BILL GARRETT, Davidson County
Trans:T20160018846 DEEDWARR
Recvd: 03/08/16 10:14 2 pgs
Fees:13.00 Taxes:687.83
20160308-0022061

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of March, 2016.

NOTARY PUBLIC

My commission expires: 11-5-19

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronnie D. Yates Jr. 5104 Lana Renee Ct Hermitage TN 37076	Same address as new owner	098 01 0 098.00

FOR AND IN CONSIDERATION of the sum of One Hundred Eighty Five Thousand Nine Hundred and 00/100 Dollars ($185,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JILL A. MCCARTHY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **RONNIE D. YATES JR.**, hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 59 on the Plan of Roxborough Subdivision, as shown by plat of record in Plat Book 5200, page 63, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Jill A. McCarthy, by Quit Claim Deed from Daniel McCarthy Jr., dated 9/16/2014, recorded 1/29/2015, of record in Instrument No. 20150129-0008503, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Daniel McCarthy Jr. and Jill A. McCarthy, husband and wife as joint tenants, by Quit Deed from Blake Berry, Ben Wilson and Jill A. McCarthy, dated 6/30/2011, recorded 10/13/2011, of record in Instrument No. 20111013-0079480, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Blake Berry and Ben Wilson, Jill A. McCarthy, by Cash Deed from The Secretary of Housing and Urban Development, dated 11/5/2009, recorded 11/12/2009, of record in Instrument No. 20091112-0104296, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 5104 Lana Renee Court, Hermitage, TN 37076, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2016 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 4th day of March, 2016.

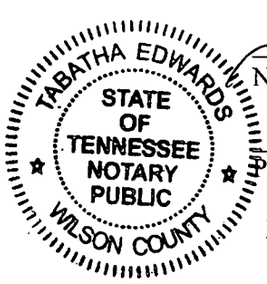
Jill A. McCarthy

JILL A. MCCARTHY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Jill A. McCarthy, 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 seal, this the 4th day of March, 2016.



Tabatha Edwards
Notary Public

Tabatha Edwards
Printed Notary Name

My commission expires: 11-5-19