WARRANTY DEED

JILL CONNORS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2016

STATE OF Tennessee
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $540,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of March, 2016.

Notary Public

MY COMMISSION EXPIRES: 6-2016

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bennett & Pressley, P. C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Village Green of Old Hickory, LLC	SAME	04415002000 04415003000
(NAME)	(NAME)	
5113 Brittany Drive		04415044000 04415044100
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		04415002100 04415002300
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **James R. Yates, and wife and Carolyn H. Yates**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Village Green of Old Hickory, LLC**, 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:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

unimproved ☑

This is improved ☐ property, known as 803 Elliston Street; 807 Debow Street; 0 Donelson Avenue; 0 Elliston Street; 0 Hadley Avenue, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

Witness our hands this 11 day of March, 2016.

James R. Yates

Carolyn H. Yates

BILL GARRETT, Davidson County
Trans:T20160023286 DEEDWARR
Recvd: 03/22/16 12:36 3 pgs
Fees:18.00 Taxes:1998.00
20160322-0027088

State of Tennessee
County of WILSON

Personally appeared before me James R. Yates and Carolyn H. Yates, with whom I am personally acquainted, and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 11th day of March, 2016.

Notary Public
My Commission Expires: 03/21/2017

S. NIXON PRESSLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NOTARY PUBLIC
S. Nixon Pressley
My Commission Expires
March 21, 2017
STATE OF TENNESSEE

EXHIBIT "A"
LEGAL DESCRIPTION

803 Elliston Street
Map & Parcel 04415002000

All that parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 137 on the Plan of Village of Old Hickory, Section D-2, of record in Plat Book 2083, Page 34, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to James R. Yates and wife, Carolyn H. Yates by Warranty Deed dated 11/09/2006 from Jean G. Greenwood, a widow of record in Instrument 200611130140830, Register's Office for Davidson County, Tennessee.

807 Debow Street
Map & Parcel 04415003000

All that parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being part of Lot No. 136, Section D-1 on the Plan of The Village of Old Hickory, as of record in Book 1835, Page 110, Register's Office for said County.

Said part of Lot No. 136 commences at a point 128 feet from the southwest corner of Lot No. 136 and extends northwardly for a distance of 176.6 feet, and extends back between parallel lines in an easterly direction 87 feet to a dead line.

Being the same property conveyed to James R. Yates and wife, Carolyn H. Yates by Warranty Deed dated 11/09/2006 from Jean G. Greenwood, widow of record in Instrument 200611130140747, Register's Office for Davidson County, Tennessee.

0 Donelson Avenue
Map & Parcel 04415044000 & 04415044100
0 Elliston Street
Map & Parcel 04415002100
0 Hadley Avenue
Map & Parcel 04415002300

All that parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lots 1 and 2 and Two Out Parcel, Village of Old Hickory, Section D, as shown on plan of record in Instrument No. 20060627-0076522, 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 James R. Yates and wife, Carolyn H. Yates by Warranty Deed dated 09/18/2006 from James A. Crossman and Mary B. Crossman, married of record in Instrument 200609190115957, Register's Office for Davidson County, Tennessee.

Said Deed was corrected by Scrivener's Affidavit in Instrument 200705100056183, said Register's Office.