WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160043505 DEEDWARR
Recvd: 05/24/16 11:14 2 pgs
Fees:13.00 Taxes:1091.50

20160524-0051923

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Deanna Huskey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of May, 2016.

Patricia L Hurtt
Notary Public

MY COMMISSION EXPIRES: 6/18/17

(AFFIX SEAL)

PATRICIA L. HURTT NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Stephen M. Yeargin	New owner	083-04-0-184.00
(NAME)	(NAME)	
1108 Preston Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Susan Y. Hunt**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Stephen M. Yeargin and Samantha L. Yeargin, husband and wife**, hereinafter called the GRANTEE(S), his heirs and/or 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 Rosebank Park, A Re-Subdivision of Lots Nos. 21, 22 & 23, of record in Book 2083, Page 89, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point on the southerly margin of Carter Street, at the northeast corner of Lot No. 5 on said Plan; thence with the southerly margin of said Carter Street, South 86° 13' East 90.12 feet to the beginning of a curve; thence around said curve in the southeasterly direction 29.84 feet to a point on the westerly margin of Preston Drive; thence with the westerly margin of said Preston Drive, South 2° West, 105.62 feet to the northeast corner of Lot NO. 7 on said plan; thence with the line between said Lots Nos. 6 and 7, Westwardly 109.5 feet to the easterly margin of Lot NO. 5; thence with the line between said Lots Nos. 5 and 6 Northwardly 128.4 feet to the beginning.

Being the same property conveyed to Susan Y. Hunt by Warranty Deed from Jerrold L. Smith and Donna C. Smith, dated 03/31/2009, recorded 04/13/2009 of record in Instrument No. 20090413-0033222, in the Register's Office for Davidson County, Tennessee.

Subject to: (1) All matters shown on the plat of record in Plat Book 2083, Page 89, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

[redacted]

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1108 Preston Drive, Nashville, TN 37206
(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 GRANTEE(S), his heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his heirs and/or 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 hand this 5th day of May, 2016.

Susan Y. Hunt

Susan Y. Hunt

State of Tennessee
County of Wilson

Personally appeared before me Susan Y. Hunt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 5th day of May, 2016.

KIMIE PERRY
TENNESSEE NOTARY PUBLIC
My Comm Exp. FEBRUARY 22, 2020
COUNTY OF WILSON

Kimie Perry

Notary Public Tracey Trumphour - MJ
My Commission Expires: 2-22-2020

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122