THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170310986** BILL GARRETT, Davidson County Trans:T20170056520 DEEDWARR Recvd: 07/03/17 09:09 2 pgs Fees:13.00 Taxes:962.00 20170703-0066518	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $260,000.00. Affiant Subscribed and sworn to before me, this 29th day of June, 2017. Notary Public My Commission Expires:

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

WARRANTY DEED

Address New Owner: John R. Yeager and Arleen Yeager 125 MORTON MILL CIR Nashville TN 37221-6715	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 141-12-0D-125.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Philip L. Suiter and wife, Alice F Suiter** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **John R. Yeager and Arleen Yeager, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 125 (and driveway serving said Lot) on the Plan of the Third Revision of Morton Mill Estates, a Planned Unit Development, of record in Book 7900, Page 561, Register's Office for said County, to which said plan reference is hereby made for a complete legal description thereof.

Being the same property conveyed to Philip L. Suiter and wife, Alice F. Suiter by Warranty Deed from John A. Saia, married, recorded on the 24th day of November, 1999 in Deed Book 11756, Page 131, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 6900, Page(s) 652, Plat Book 6900, Page 765, Plat Book 7900, Page 226, Plat Book 7900, Page 561 and Boundary Plat recorded in Plat Book 6900, Page 406.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 7546, Page 145, Book 7936, Page 704 and Book 8079, Page 804.

Terms and provisions of by-Laws recorded in Book 7936, Page 709.

Charter of Morton Mill Estates Homeowners Association recorded in Book 7414, Page 335.

Conveyance of common area recorded in Book 7548, Page 963.

This is improved property located at 125 MORTON MILL CIR Nashville, TN 37221-6715.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of June, 2017.

Philip L. Suiter

Alice F Suiter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Philip L. Suiter and Alice F Suiter, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of June, 2017.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018