This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
200 Nashboro Blvd., PO Box 17116
Nashville, Tennessee 37217

Recording Information:

SEND TAX BILL TO:
ADDRESS NEW OWNER:
Theresa Ivey
2043 Nora Lane
Hermitage, TN 37076

Bill Garrett Davidson County
Batch# 29352 DEEDWARR
11/22/2017 12:18:30 PM 2 pgs
Fees: $13.00 Taxes: $1,110.00
20171122-0120097

MAP 085 04 0 012.00
& 085 04 0 041.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Arnold E. Yeargin,** a married man, hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Theresa Ivey**, a single woman, hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract 1
Land in Davidson County, Tennessee, being Lot No. 31 on a Re-Subdivision of Lots 29, 30, 31, 32, 33, and 34 of Stone River Estates, Section One as of record in Book 3842, page 78, Register's Office for Davidson County, Tennessee, together with a tract of land immediately to the rear thereof.
Said Lot No. 31 front 68.44 feet along the southerly side of the cul-de-sac at the easterly terminus of Nora Lane and runs back between lines 230 feet on the westerly side line and 239.7 feet on the northeasterly side line to a line at the rear measuring (sic) 229.9 feet thereon.

Tract 2
The Tract of land immediately to the rear of Lot No. 31 is described by survey of John B. Rainey dated September 16, 1977, as follows; beginning at a concrect (sic) monument which is the common southerly corner of Lots 30 and 31 and the northeasterly corner of a tract of land conveyed to Harry D. Bass and wife, by deed of record in Book 5203, page 201, Register's Office for Davidson County, Tennessee; thence N 83° 35' east 292.5 ft. to a concrete monument at the easterly end of the southerly line of Lot 32 of said subdivision; thence S 50° 46' east 57.72 feet to a point; thence S 1° 23' east 188.3 feet to a point; thence N 89° 37' 30" west 558 feet, more or less to an iron pin; thence N 0° 48' 13" east 20 feet to an iron pin; thence with the southerly line of said Bass tract S 89° 37" 30" east 235.04 feet to an iron pin at the southeasterly corner of said Bass tract; thence with the easterly line of said Bass tract N 5° 47' 30" west 175.39 feet to the point of beginning.

Being the same property conveyed to Arnold E. Yeargin by QuitClaim Deed from A. E. Yeargin and wife, Margaret D. Yeargin, dated July 6, 1983, of record in Book 6090, page 673, Register's Office for Davidson County, Tennessee.

Jeanet M. Yeargin, spouse of Arnold E. Yeargin, hereby joins in the execution of this instrument for the sole purpose to convey any interest she may have in the subject property by virtue of her marriage to the said Arnold E. Yeargin.

Taxes for the current year have been settled between the parties. Said property is transferred subject to the following matters:
Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.
Any lien or right to a lien, for labor, services or materials imposed by law and not shown by the public records.
Subject to all covenants, subdivision restrictions, easements and other matters of record in Plat Book 3842, page 78, said Register's Office.
Subject to all of those facts, conditions and limitations shown on the Plat of record in Book 3842, page 78, Register's Office for Davidson County, Tennessee. Reference is here made to said Plat for a more complete depiction of the terms and details thereupon.

This is improved property known as 2043 & 2043B Nora Lane, Hermitage, Tennessee 37076.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including any improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including any improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

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", her heirs and assigns, forever, and,

GRANTOR does covenants with the said "GRANTEE" that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered, unless otherwise herein set out; and,

"GRANTOR", does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and her 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 our hands this the 20th day of November, 2017.

Arnold E. Yeargin

Arnold E. Yeargin

Jeanet M. Yeargin

Jeanet M. Yeargin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Arnold E. Yeargin and Jeanet M. Yeargin**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 20th day of November, 2017.

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES: JUNE 25, 2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $300,000.00.

Theresa Lucy

AFFIANT

Subscribed and sworn to before me on this 20th day of November, 2017.

NOTARY PUBLIC
My Commission Expires:

REBECCA R. WAYNICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES: JUNE 25, 2019

STATE OF TENNESSEE
COUNTY OF Davidson
On this 21 day of November, 2017, personally appeared before me, a notary public for this county and state, David Waynick who acknowledges that this certification of an electronic document is true and correct whose signature I have witnessed.

REBECCA R. WAYNICK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES:

CERTIFICATION

I do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.