THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34031-11-2017**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $205,000.00. Affiant Subscribed and sworn to before me this 21st day of December, 2017. Notary Public My Commission Expires:

EILEEN K. HOPKINS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2018

WARRANTY DEED

Address New Owner: John B. Yarnell, Samantha A. Mathieson-Yarnell 1421 Autumn Knoll Road Hermitage, TN 37076	**Send Tax Bills To:** Southern Bank of Tennessee 1499 N. Mt. Juliet Road Mt. Juliet TN 37122	**Tax Information:** Map and Parcel No.: 086 08 0 008 00

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, **Charlotte F. Miller**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John B. Yarnell and Samantha A. Mathieson-Yarnell,** husband and wife ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1421 Autumn Knoll Road, Hermitage, TN 37076.

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

And Grantor covenants that she 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Bill Garrett Davidson County
Batch# 42315 DEEDWARR
12/28/2017 10:18:38 AM 3 pgs
Fees: $18.00 Taxes: $758.50

20171228-0131784

IN WITNESS WHEREOF, Grantor has executed this instrument on the 21st day of December, 2017.

Charlotte F. Miller by George E. Mudter, Jr. attorney in fact

Charlotte F. Miller, by George E. Mudter, Jr.,
her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, George E. Mudter, Jr., with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Charlotte F. Miller, and he is authorized by Charlotte F. Miller to execute this instrument on his behalf.

Witness my hand, at office, this 21st day of December, 2017.

Eileen K. Hopkins

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 7, 2019

Notary Public

My Commission Expires:

10-7-2019

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 156 on the Plan of Phase III, Jackson's Retreat, as of record in Plat Book 5200, pages 517 & 518, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Charlotte F. Miller, unmarried by deed dated September 26, 1996 from Lisa J. Heaton, married of record in Book 10211, page 102, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2018, a lien, but not yet due and payable. Map and Parcel No. 086 08 0 008 00.
2. Declaration of Covenants, Conditions and Restrictions for Jackson's Retreat of record in Book 5741, page 360 and Book 6056, page 672, Register's Office for Davidson County, Tennessee.
3. By-Laws of Jackson's Retreat Homeowners Association, of record in Book 5745, page 294, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 5200, pages 517 and 518, Register's Office for Davidson County, Tennessee.