(V)

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. 34052-12-2017**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $429,000.00. Affiant Subscribed and sworn to before me this 26th day of January, 2018. Notary Public My Commission Expires:

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES DECEMBER 7, 2020

WARRANTY DEED

Address New Owner: Megan D. Story, Cathy L. Story 2906 Westmoreland Drive, Unit B Nashville, TN 37212	**Send Tax Bills To:** Farmington Mortgage 2002 Richard Jones Rd,S300A Nashville, TN 37215	**Tax Information:** Map and Parcel No.: 104 14 0 E 002 00CO

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, **Barry B. Yarbrough and wife, Anne E. Yarbrough**, ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Megan D. Story**, an unmarried woman and **Cathy L. Story**, a married woman ("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 2906 Westmoreland Drive, Unit B, Nashville, TN 37212.

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 Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their 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# 52506 **DEEDWARR**
01/29/2018 09:40:41 AM 3 pgs
Fees: $18.00 Taxes: $1,587.30

20180129-0008773

IN WITNESS WHEREOF, Grantor has executed this instrument on the 26th day of January, 2018.

Barry B. Yarbrough

Anne E. Yarbrough

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Barry B. Yarbrough and Anne E. Yarbrough, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of January, 2018.

Notary Public

My Commission Expires:

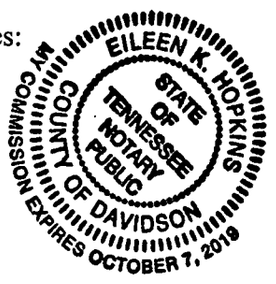


EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. B, together with the appurtenant interest in the common elements of 2906 Westmoreland Place, a horizontal property regime established by Master Deed of record in Book 7785, page 889, amended in Book 9758, page 775, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit A to the aforementioned Master Deed and being located upon Lot No. 22 on the Plan of Bransford Realty Co.'s Westmoreland Place of record in Plat Book 421, page 16, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Anne E. Sarosdy by deed dated March 11, 1995 from Bruce D. Kaplan and spouse, Linda G. Kaplan of record in Book 9620, page 787, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated April 24, 2013 of record in Instrument No. 20130424-0040791, Register's Office for Davidson County, Tennessee, Anne E. Sarosdy (now known as Anne E. Yarbrough) conveyed subject property to Barry B. Yarbrough and Anne E. Yarbrough. Said Quitclaim Deed was corrected by Quitclaim Deed of Correction of record in Instrument No. 20180129-0008772 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. 104 14 0 E 002 00CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for 2906 Westmoreland Place, of record in Book 7785, amended in Book 9758, page 775, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 421, page 16, Register's Office for Davidson County, Tennessee.