WARRANTY DEED

Karen Johnson Davidson County
Batch# 361525 DEEDWARR
02/21/2020 01:10:45 PM 2 pgs
Fees: $13.00 Taxes: $1,072.63

20200221-0019665

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-25-2022

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Michael Roy Ralph and Whitney Y. Ralph	InterLinc Mortgage	Parcel ID: 126 16 0A 429.00
(NAME) 1063 Riverspring Drive	5875 N. Sam Houston Pkwy W, Ste 300 (NAME)	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Houston TX 77086	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Shannon Walker Yarbrough and Corby Yarbrough, wife and husband**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Michael Roy Ralph and Whitney Y. Ralph, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 501 on the Final Plat of Parkview at Riverwalk, Phase 1, a Cluster Lot Development, as shown by plat appearing of record in Instrument Number 20050215-0016985, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete and accurate description of the property.

Being the same property conveyed to James Spivey and wife, Judy Spivey by Warranty Deed from Corinthian Custom Homes, Inc. dated June 30, 2006 and recorded July 05, 2006 as Instrument No. 20060705-0080193, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Shannon Walker Yarbrough and Corby Yarbrough, wife and husband by Warranty Deed from James Spivey and wife, Judy Spivey dated January 20, 2018 and recorded January 24, 2018 as Instrument No. 20180124-0007247, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1063 Riverspring Drive, Nashville, TN 37221

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees 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 Grantees, their 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 21st day of February 2020

Shannon Walker Yarbrough

Corby Yarbrough

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Shannon Walker Yarbrough and Corby Yarbrough, wife and husband, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of February, 2020.

Notary Public

My Commission Expires: 07/09/2022

(SEAL)

MATTHEW C PIETSCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY